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part of her script*

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Distributed in Dulwich, Crystal Palace and surrounding areas

A portrait of a man with short, dark hair and a light beard, smiling slightly. He is wearing a dark blue pinstriped suit jacket over a white dress shirt and a blue patterned tie. The background is a light, textured wall.

Something that is going off with a bang is the career of Arnold Oceng. He's already made a name for himself on the big screen in *The Good Lie* and *Brotherhood*, but his latest film – *A United Kingdom* – is generating quite a lot of awards buzz. Oceng, however, remains remarkably down to earth, as you will see when looking at the photographs from our exclusive shoot at Pop Brixton from page 8. We love the fact that he insisted on taking proceedings into the night to explore the joys of Acre Lane.

the best in fabrics and wallpapers from page 52 – we can't get enough of the latest from House of Hackney.

Mark

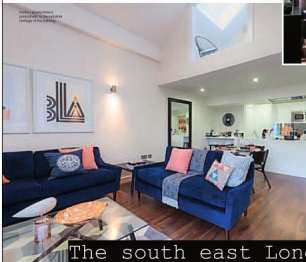
Mark Kebble, Group Editor

This month's events that are worth capturing (on camera)

ROOM TO PLAY

Fun is on the agenda in this stylish, retro-apartment in a former Juchey on Wilbur Street in West Greenwich

BY KATE WILSON FOR ESTATE



THE SOUTH EAST LONDON HOME WHERE THE PAST MEETS THE PRESENT BRILLIANTLY

West Greenwich is one of the most vibrant and diverse areas in London, and this former Juchey on Wilbur Street is a prime example. The property is a stunning example of modern living, with a high ceiling, large windows, and a modern aesthetic. The living room features a blue sofa, a coffee table, and a large window. The kitchen is open-plan and features a white countertop, a sink, and a stove. The bedrooms are spacious and feature large windows. The property is a true gem, and it is a must-see for anyone looking for a modern home in the heart of West Greenwich.

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United ARTIST

We meet Brixton actor Arnold Oceng, who is taking on Hollywood role by role

Words MADELEINE HOWELL

This month will see the release of *A United Kingdom*, Amma Asante's hotly awaited new film (you'll most likely know Asante as the director of *Belle*, starring Gugu Mbatha-Raw). This time, she's taken on a true love story starring David Oyelowo as the first president of Botswana, Seretse Khama, and Rosamund Pike as Ruth Khama – along with Brixton's very own acting ingénue, Arnold Oceng. A romantic period drama that tackles the stigmas surrounding inter-racial relationships head on, with the added bonus of a stellar cast, it's set to make waves.

When we meet Oceng at Pop Brixton for our exclusive photo shoot, he's just seen the film for the first time himself. 'I went to the screening yesterday,' he tells me. 'To see it all come together is amazing. It's set in the 1940s at Oxford, so we had our hair gelled down and we were wearing old tweed suits.' So, where does his role come in? 'It was a time when inter-racial relationships were frowned upon, and I'm the friend who's trying to put sense into Seretse's head and say to him, "you can't marry this woman – you're heir to the throne". But he falls in love. The story is about friendship and his love for her. David's character goes through a lot in the film and my character, Charles, is there to support him.'

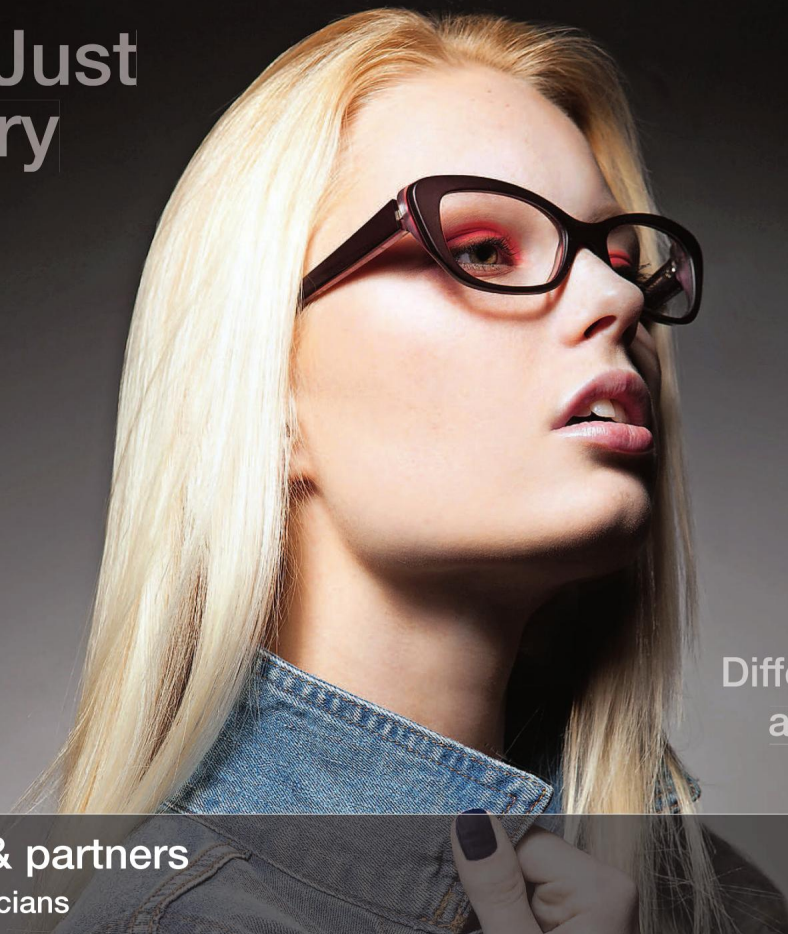
*I brought my segway
on set and Rosamund
would ride around
on it*

Oceng himself is on a roll. Last year, his first Hollywood role in *The Good Lie* alongside Reese Witherspoon broke him internationally. Both *The Good Lie* and *A United Kingdom* have been selected for the Toronto Film Festival, and at the time of writing he is also basking in the success of the release of *Brotherhood*, the third and final part of Noel Clarke's gritty gangland trilogy, which reached number two at the box office (*Finding Dory* pipped it to the post). In *Brotherhood*, he plays Henry, 'the comedy in the film'. Watch carefully and you'll spot another south Londoner in his first foray into acting – grime artist Stormzy. 'I'm proud of everything he's done with his music,' Oceng confides. 'It's his acting debut, and I think he smashed it.'

For Oceng, *A United Kingdom* is a significant turning point in his career, proving that *The Good Lie* 'wasn't just a fluke'. It's also been a learning curve, and gave him another opportunity to work with the best. 'I brought my segway on set and Rosamund would ride around on it,' he laughs. 'David is very intense as an actor – he comes on set with his script in a special tattered binder, that you can see has been on many films, and he just reeks of authority. It made me nervous because he's so on point. I learnt so much from him.'



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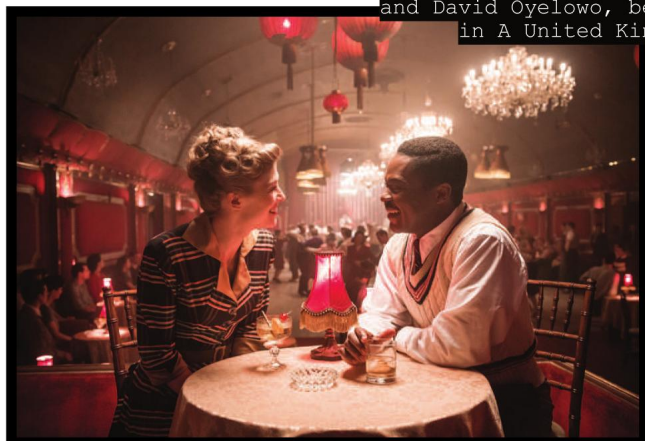
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Oceng, pictured right at Pop Brixton, stars alongside Rosamund Pike and David Oyelowo, below, in *A United Kingdom*



It's been a long time coming. The 30-year-old started out at the age of just six, as King Herod in the nativity play at the Corpus Christi Roman Catholic primary school on Brixton Hill. His first big break came when he bagged a stint at *Grange Hill*. 'Luckily one of the parents at the nativity was an agent,' he reveals. 'He gave my mum her card and said "your son's got talent". I signed up then and there. Because I didn't go to drama school, six years on *Grange Hill* taught me my craft.'

Born in Uganda, Oceng moved to south London aged one, and was raised by his mother, who he often cites as an inspiration. 'I'm so glad we got to do an interview here – this is my hometown,' he says, having brought her along to show her around the vibrant street food stalls and shipping containers of Pop Brixton prior to the shoot. 'There's moments in my life when certain decisions that I've made

have led me to new places,' he reflects. What was it like growing up in Brixton? 'It was tough. It was nothing like it is now. There's been a lot of change and gentrification. One thing in life that's always going to happen is change though.'

Next up, you can catch him playing a boxer in *The Danish Man*, a film set in the 70s. He's played a range of roles, so would he say there's more opportunities for black actors nowadays? 'Definitely,' he nods. 'Especially in America, there's a lot of roles for people of colour. Give it time, but I feel like here in the UK there is a glass ceiling. Coming from shows like *Casualty*, *Holby City* and *The Bill*, *Adulthood* and *Top Boy* – I'm proud of them, but a lot of them are stereotypical, black gangster roles, bad boys from estates.

One thing in life that is always going to happen is change

'It's a good stepping stone, but as an actor you want to be able to show people that you can do different types of drama and comedy,' he continues. 'You don't want to be stuck doing the same thing. Here in the UK, there's pigeonholing – and there's not so many writers writing different scripts. I'd like to go for more romantic films.'

We don't doubt that Oceng will continue to expand his range, whether he continues to take on Hollywood or opts for more indie films and television roles. 'Even though I'm doing a few big films, I want other actors to know it's possible to work on both sides of the Atlantic,' he says. 'You can still do great indie, low budget films, just as long as the script is good. I don't care what the budget is, as long as

there's a good story and a good message, and I get to act in it.' We can't wait to see what's next in store for him – and in the meantime, we'll be sure to be queuing at the box office for tickets to see *A United Kingdom* at the Ritzy.

A United Kingdom is released on 25 November

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RECOMMENDS

Sparklers at the ready: celebrate with these dazzling local firework displays

1 VIEW FROM THE BRIDGE

Watching the fireworks from Lambeth Bridge is perfect for those wanting a more intimate affair. Being further away from the action gives you the benefit of wider views, catching the array of fireworks in their entirety. Don't forget to wear a big winter coat, as wind blowing over cold water is likely to cause a temperature drop. Watch fireworks shatter in the sky like glitter over the stunning Houses of Parliament, Big Ben and the River Thames, a visual feast of lights.

Lambeth Bridge SE1 7SG



2 FIRE FESTIVAL

Putting a spin on things, the Vauxhall Pleasure Gardens are holding a Fire Festival on 29 October, with a nod to Guy Fawkes. This year's theme is 'The Music of Orpheus', with exciting performances lined up from dancers, fire performers, poets, musicians and skilled pyrotechnics in front of a huge red, roaring bonfire. Mulled wine and roasted chestnuts will also be on offer.

139 Vauxhall Walk SE11 5HL;
vauxhalltrust.org



3 CITY OF LIGHTS

The 13-year-old Southwark Park fireworks have been dubbed as one of the best displays in London. Being so popular, although entry is free, this year's event will be ticketed, with first dibs going to local residents before going on general release. Winter home comfort snacks, festive drinks and entertainment will all be on offer from 5pm-8pm, when the luminous display will begin.

Gomm Road SE16 2EH; 020 7525 2000; southwark.gov.uk

4 BONFIRE BLAZE

Dulwich Sports Centre will be hosting their annual fireworks in the recreational grounds, with gates opening at 5pm and a gigantic bonfire being lit at 6.30pm. The explosive fireworks will commence at 7pm, with a bar and barbeque also featuring on the night. Tall orange flames will bloom from the bonfire in true Guy Fawkes style, fun for all the family. The entry fee is £5.

Giant Arches Road SE24; 020 7274 1242; dulwichsports.co.uk



5 SKY CRYSTALS

Another London favourite, this Crystal Palace show is one of the longest running displays in the city. The evening will start at 7pm with a magical starry event for little ones, before the stand out firework performance of the night kicks off at 8pm. Refreshments and tasty treats will be available throughout, along with a huge bonfire that will be kept going until the end to keep everyone warm. Ticket prices start from £5.60.

Thicket Road SE19 2GA; 020 8778 7148; crystalpalacefireworks.co.uk



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DAVID HEMMINGS IN BLOW UP

SCENE IS SET

Watch a cinematic classic in a wonderful setting

Last issue we waxed lyrical about the Dulwich Picture Gallery's latest exhibition of paintings by Adriaen Van De Velde, and we just have to return there this month and experience one of their monthly film screenings. On

14 November they will be showing *Blow Up*, the 1966 classic starring David Hemmings and Vanessa Redgrave. After taking pictures in a park, a London photographer is horrified to find an ambiguous image lurking on the edge of the frame, believing he has unwittingly captured a murder on film. Tickets are £9, £7 for Dulwich Picture Gallery friends, which includes a glass of wine, snacks and film notes. Wonderful.

Gallery Road SE21 7AD; 020 8693 5254; dulwichpicturegallery.org.uk

GRAND DESIGNS

A coffee cup for astronauts, the David Bowie Blackstar album cover and a sexual health testing kit... Opening 24 November, Beazley Designs of the Year will form part of the opening programme of exhibitions at the Design Museum's new home on Kensington High Street. Comprising over 70 nominations, the exhibition celebrates the best designs from around the world.

020 3862 5900;
designmuseum.org

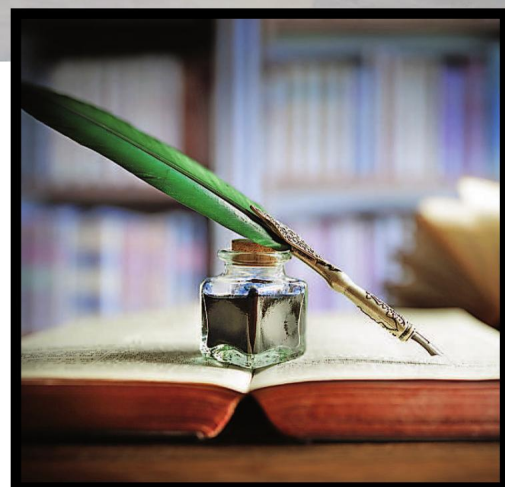
Harbin Opera Grand Theater
Lobby, China



Raise the dead

Wahaca will once again be behind a three-day agave-fuelled fiesta in celebration of Mexico's favourite festival, Day of the Dead. From 3-5 November, The Vaults in Waterloo will be transformed into a den of Mexican festivities with three nights of live music and art, hedonistic performance, street food and tequila, showcasing the best of Modern Mexican culture.

Leake Street SE1 7NN; wahacaDOT.co.uk



School of thought

The Dulwich Literary Festival returns from 11-13 November, presented by Dulwich Books and taking place at Dulwich College. This year's event takes its theme from Anthony Trollope's novel *The Way We Live Now*, first published in 1875, which explored how systematic greed and corruption permeated the sphere of politics, commerce, journalism and diplomacy. Authors involved include namesake Joanna Trollope and Nick Clegg.

See more at dulwichliteraryfestival.co.uk



COOKING WITH GAS

Due to phenomenal demand, the inimitable musical legend Rod Stewart has announced a second London date to his From Gasoline Alley to Another Country Hits 2016 UK arena tour. The extra date will see him return to the O2 on 25 November, following on from an already announced gig on 22 November at the same venue.

Tickets are available now from aeglive.co.uk



AS NATURE INTENDED

The Natural History Museum invites you to follow a 565 million year journey through the eyes of nature. Uncover how vision first evolved and how colour in animals suddenly became the difference between life and death.

Colour and Vision, until 6 November; nhm.ac.uk



Prints charming

Bracket Gallery will be hosting the first Woolwich Contemporary Print Fair at Royal Arsenal Riverside from 17-20 November. The UK's largest solely contemporary print fair will sell original, affordable prints alongside demonstrations, artists tours and advice on how to start an art collection.

See more at woolwichprintfair.com



CONTINENTAL SHIFT

Themes & Variations presents *Seeking Africa: Design/Art Across a Continent*, the first exhibition in the UK to focus on the rich variety of contemporary design from Africa. The rise of individual visions, evolving into a stronger communal voice, is explored in the exhibition that opens on 16 November and runs until 16 December.

231 Westbourne Grove W11 2SE; 020 7727 5531; themesandvariations.com

THRILL SEEKER

As she steps away from comedic roles for a moment of dark tragedy on the stage, Celia Imrie tells us why she'll never slow down

Words BETHAN ANDREWS

Celia Imrie has a certain energy and zest for life that can't be put into words. As we talk about her upcoming role as Goneril in *King Lear* at The Old Vic, it is immediately apparent that this is a new adventure that truly excites her. A step away from the comedic roles, the London local tells me, but still executed with an equal amount of passion and humour. This is because spirit is at the heart of 64-year-old Imrie, and I quickly realise that it is this honesty, warmth and humbleness that has paved the way to a successful career.

Like a lot of the characters that Imrie plays, she has no intention of slowing down and throws herself at opportunities. 'I said that I wanted to change gear a little bit,' she says. 'Well, that's kind of worked, as it's not exactly a laugh a minute this part, is it?'

She tells me how her latest adventure was heading to LA to chase a Hollywood dream. 'I began this year sailing across the Atlantic, with a promise of a part in Sir Patrick Stewart's new TV series. However, halfway across, the news came to me that my visa hadn't arrived on

time and they couldn't wait,' says Imrie.

'But I wasn't going to turn back. By badgering people to be seen – which you have to do in America – I managed to get a part in a new series called *Better Things*. It was an adventure, something I've always wanted to do – and I did it.'

She is passionate about the way in which, as an adult, you never stop learning, and as I comment on the similarities between herself and her characters, she talks about the talent of Dame Judi Dench in applying yourself to acting.

'She has this incredible, invisible technique – she'd hate it if she heard me saying it – but she opens her soul so that, even though she's playing someone else, it is her too,' says Imrie. 'It's a brave thing to do and I'm sure I picked it up from her – not being afraid to show your heart. I learn so much from the people I work with.'

Imrie doesn't know about any of the plans for *King Lear* yet, as rehearsals don't start until nearer the performance date. But I wonder if they are going to play on elements of dark humour, instead of a focus on tragedy. After all, they have a varied and





Imrie at the Old Vic, right,
and below, in *Absolutely
Fabulous* and *The Best Exotic
Marigold Hotel*



powerfully comedic cast including Rhys Ifans and Jane Horrocks.

Her own mischievous humour is apparent with her character pre-rehearsals, in her somewhat light-hearted opinion of the evil sister. 'Laurence Olivier said that we must love the character that we play,' says Imrie. 'I don't know why everyone is going on about Goneril being so horrible. I think she's perfectly fine actually.'

This cast is particularly special for Imrie too as 40 years ago she found herself a tea girl for Glenda Jackson, who is making her comeback to acting as King Lear a quarter of a century after she gave it up for politics. But it's also a theatre that Imrie holds high regard for, and she feels grateful to be given the opportunity to return there. 'I love it,' she says. 'It's a huge responsibility being at The Old Vic, as I think it's one of the most beautiful theatres in the country. I get a thrill crossing the road to it, going

in the stage door – I'll never tire of that.'

This isn't the only aspect of her job that gives Imrie a thrill, however. Perhaps most important to her is the excitement of her life and this isn't something that she's slowing down on. 'Dame Jude, Maggie [Smith] and I always think it's strange to be asked if we are going to retire. It's absolutely not a word that comes into our dictionaries because you go on and on,' she says. 'You're never satisfied. It's a compulsion actually, to keep seeking a new challenge.'

It could be this changing of perceptions toward later life that is the reason behind the success of *The Best Exotic Marigold Hotel*, as well as the inspiration for her novels. 'I think it's so great,' smiles Imrie. 'Real Marigold hotels are popping up in

India now!' Great is a word that Imrie uses a lot, and it seems there is no aspect of life that she doesn't have a lot of love for, including her Notting Hill home.

'I love walking around and seeing plaque after plaque and thinking: was it something in the water, or was it because in the old days it was a reasonably priced place to live for these artists? Because they are all artists, writers, musicians, actors...' muses Imrie. 'I believe it's still in the air and I love it. It's still full of extraordinary characters now I think.'

Speaking of extraordinary characters,

we tail off from the interview discussing the frolics behind the making of the *Absolutely Fabulous* movie, the glamorous and indulgent nature of us Brits, and the importance of keeping

that buzz. Imrie has a wonderful way of igniting inspiration as she speaks, and I for one can't wait to feel the buzz of seeing her tread the boards again.

*I always think it's
strange to be asked if
I'm going to retire*

King Lear runs at The Old Vic Theatre from
25 October-2 December; oldvictheatre.com

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JENNY ECLAIR

Tripadvisor? There's only one source of comment you need...

OK, it's properly back to work time, all my summer, late summer, early autumn away days, jaunts and holidays are over, and as we head into winter, I'm going to give you a quick round up of the best and worst airport experiences of 2016, so that when you're planning next year's jollies you're forewarned!

Winner of the Worst Airport according to Eclair goes to Greece's very own Santorini, a hot, smelly confusing little dump, where no-one seems to be in charge and the chances of getting into the wrong queue and ending up in Belarus are extremely high.

Winner of the Worst Catering Facilities 2016, against tough competition indeed, goes to La Rochelle in France, a tiny doll's house sized airport, which is great when everything goes according to plan and you can stroll through the place in six minutes flat, but when something goes wrong and your 9pm flight is delayed by four hours, then prepare to starve. Let me remind you that in situations like this, it is always a good idea to have an emergency, large vacuum-packed souvenir salami tucked about your person. By the time I got on that plane I had the breath of a syphilitic donkey, but at least I wasn't faint with hunger.

Winner of the Rudest Airport, again, against fearsome competition (Sardinia's Catania, I'm looking at you), is Gatwick, which is also the most physically exhausting, just about beating Copenhagen where I once got lost and as a result managed to beat

my daily iPhone steps personal record. Seriously Gatwick can be a right old schlepp, there are some flights that land around three miles away from passport control, but it's here where manners have completely disappeared.

I blame technology. Once upon a time, you showed your passport to a human being who may have squinted at you and looked a bit sorry for your decline, but never once point blank refused to believe the photo in your passport was once a wrinkle free you! Unlike the e-machine at Gatwick, which continually barred my entrance, until I was asked by the authorities to go to a security desk where a uniformed woman tried to kindly explain that because my jowls have dropped so dramatically in recent years my face shape has changed beyond bio-metric recognition! Great, and this was after I'd been on holiday, when I was meant to return to Blighty relaxed and refreshed and looking ten years younger. Fat chance folks.

Finally, the Winner of Eclair's Best Airport 2016, is London City Airport, romping home with gold medals for ease and efficiency, which also has the highest levels of staff jolliness I have ever encountered at an airport. Yes, staff jolliness, never underestimate it, people genuinely seem to like working at this airport, they were endlessly patient and polite, and what's more none of them looked at my passport photo and said 'blimey someone's let themselves go'. Happy travelling everyone.

There are some flights at Gatwick that land around three miles from passport control





Lewisham ROCKS

With the Lewisham Fringe Festival taking place this month, we take a look at what's happening in SE13 and its neighbours, Lee and Hither Green

Words TRISH LESSLIE





Lewisham is changing. With an area once dominated by a rather unlovely Loampit Vale roundabout being transformed into an inviting gateway to the town centre and a new riverside park in the pipeline, SE13 is in the process of a much-needed facelift. When completed the new park, Confluence Place, will slope down to the rivers Quaggy and Ravensbourne, creating a green space that will connect new residential developments to the heart of the town with new pedestrian-friendly, shop-lined links.

The food scene is already thriving, with everything from the Mediterranean influences of Meze Mangal, Levant, Levant Pide and Gennaro's deli to Rox Burger, billed as Trip Advisor's No1 burger joint in the whole of London. The hugely popular street food pop-up Lewisham Model Market has been a big hit too.

It's a hive of arty creativity too. Lewisham Arthouse (lewishamarthouse.org.uk) offers a free public programme of exhibitions, workshops and talks, while The Lewisham Fringe (lewishamfringefestival.com), now into its fourth year, will run from 15-27 November. With over 30 shows in the offing at the 37-seater London Theatre, the festival is gaining a well-deserved reputation for showcasing local talent. Slots are available for just £40 and performers are able to sell tickets on the door or online, allowing budding local stars the chance to try out their acts in front of a paying audience.

As the multi-million pound regeneration of Lewisham gathers pace, nearby Lee and Hither Green are set to benefit from the exciting changes. Popular with young families, largely thanks to their great transport links and good selection of Victorian housing stock and stylish new residential developments, both areas have a strong community feel, with active local residents' groups dedicated to preserving their neighbourhood's wonderful charm.

Both areas have a seemingly constant flurry of new independent cafes, bars and shops popping up alongside the local favourites. Among the latest arrivals on the already well-catered for Lee Road are Pizza Luciano, a pizza bar and takeaway from the people behind the popular local Luciano's Restaurant.

The area is fast becoming an arty enclave too thanks to the arrival of Artful Pelican (artfulpelican.com).

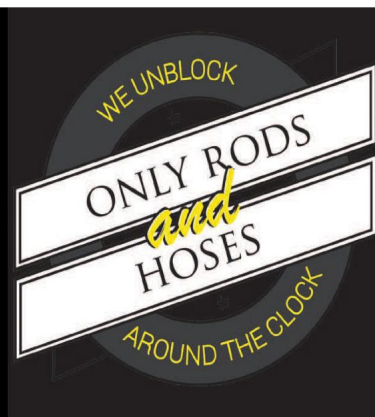
This super gallery on Lee Road is part of the Coombe Trust Fund, a charity that provides free holidays to those in need at their six properties at Westgate-on-Sea. Through its Street Souls initiative, it also works with many of London's homeless. Artists who exhibit at the gallery give support by donating a minimum of 25% of any sale, although some donate considerably more – up to 100% of sale proceeds. Look out for a planned exhibition of artworks by homeless, ex-homeless and other vulnerable artists, a project that charity chief executive David Hardy hopes to bring to fruition in the near future.

The regeneration of Lewisham will benefit nearby Hither Green and Lee too



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Crimson & Clover typifies the villagey feel of Hither Green

Over at Hither Green, the area's village vibe is typified by lovely homeware store Crimson & Clover (donnareadtextiles.com) on Staplehurst Road. Founded by Donna Read, who sells her own textile creations alongside work from other local artists and designers, you'll find antiques, garden collectables, gifts, cards, wrapping paper and much more on the well-stocked shelves. Read also offers regular workshops such as lino printing and lampshade making – a great way to meet the neighbours as you learn a new skill.

The Cafe of Good Hope (profits go towards the Jimmy Mizen foundation) is among Hither Green's best coffee shops, though it has plenty of competition including You Don't Bring Me Flowers, a pretty florist-meets-café next to the station. Outside the station, you'll find Phil The Fish, selling fresh catches from

Grimsby from his van every Wednesday from 12-3pm, adding to the village-within-a-city feel.

'It's the sense of community that makes Hither Green a pleasure to live in and ensures that it isn't just another dormitory town,' says Anne Parker of the Hither Green Community Association

(ourhithergreen.com).

'If you pop to the shops, someone will wave from across the street and you'll get a warm smile from the paper shop to the station staff. If you are a parent with young

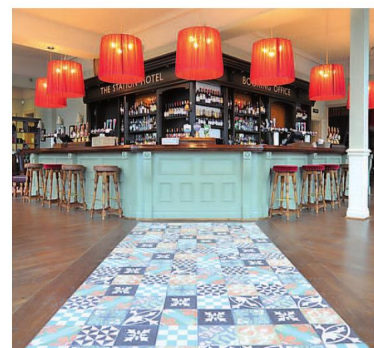
children, there are cafes and classes, and clubs, activities and parks to keep you and the little one entertained all day.'

With similarly enthusiastic sentiments coming from the residents of Lee, not to mention vastly improved transport links, it looks like the estate agents in this part of south east London might need to start hiring extra staff...

*It's the sense of
community that makes
Hither Green a
pleasure to live in*

BEST PUBS AND BARS

Lewisham and its neighbours have a thriving night-time scene. Here are some of the top picks



THE STATION

A relaxed pub eatery with a courtyard, it serves popular gastropub mains with pizza, burgers and real ales. It does a more than decent Sunday roast, too.

14 Staplehurst Road SE13 5NB;
020 8463 0367;
stationhotelhithergreen.co.uk

FOX AND FIRKIN

This vast pub has a big outdoor space and hosts everything from knitting groups, DJs and bands. Bringing a stellar cast of eclectic live music acts to the heart of Lewisham, expect everything from punk, rave, reggae, ska dub, gypsy, swing, blues, balkan, and everything in between.

316 Lewisham High Street SE13 6JZ;
020 8690 0969;
foxfirkin.com

THE DACRE ARMS

Tucked away on a residential back street in Lee, this cosy, friendly local has a selection of guest ales on tap and a delightful beer garden. Packed with old-school charm, it's all net curtains and Toby jugs. A true traditional.

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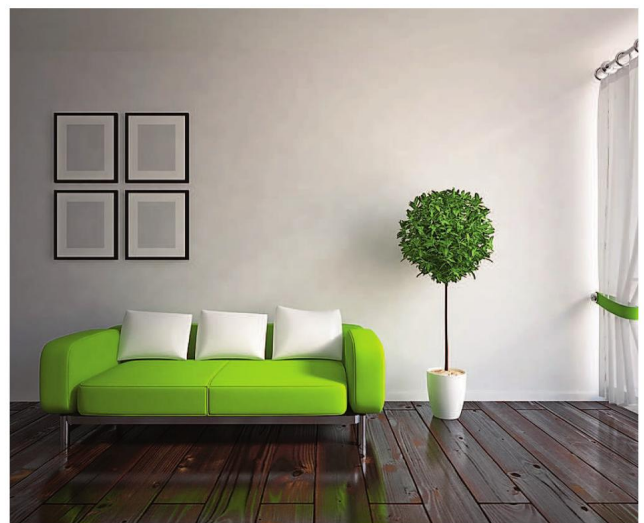
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MOODY HUES

The pick of the latest in fabrics and wallpapers

With autumn here and winter creeping up around the corner, now is a good time to indulge in something warming and new in the home. The new fabrics and wallpaper collections out there certainly fit the bill, as you can see from page 52. It's also a great time for heartwarming moments in the heart of the home, so Kara O'Reilly rounds up the best in kitchens on the market right now, plus don't miss the magical world of Sian Zeng.



Interior artist Sian Zeng, happily based at Cockpit Art Studios in Deptford, is renowned for the dream-like narratives of her imaginative wallpapers and murals. Her latest collection, entitled *Hua Trees*, is inspired by her European and Chinese cultural heritage. 'As an artist, I think you are always influenced by the artwork surrounding you,' she says of her work. 'It feeds into your subconscious.'

'In China, very early on, you are taught Chinese calligraphy. That gave me an understanding of how things are composed, because when you write Chinese characters, you have to think about the way things are placed, and how different elements come together to look good. The characters are made up of two or three different parts, and if you draw one too big, the others will be out of proportion.'

As well as her early education in China, Zeng – who recently moved to Kidbrooke Village – is a graduate of Central St Martins, and also takes inspiration from time spent living in Hungary. 'Hungarian art and design is very strong in a graphic sense,' she reflects. 'They have lots of fairytales and beautiful, well-illustrated story books that can often be quite surreal. I used to copy them a lot as a child.'

It's an influence that's clear to see in her latest designs. 'Most of the time I try to tell a story,' she agrees. 'With the latest collection, it's more about the feeling – a calm sense of walking in the woods. It gives a slow, meditative impression.' Painted with Chinese inks in a non-traditional style, the soft, muted grey and warm light pinks make for a gorgeous feature wall in children's bedrooms and living areas.

'In children's rooms, you can be quite playful,' says Zeng. For a recent photo shoot, she paired her designs with doll's houses and a little tepee. 'We try to bring a little bit of the outdoors indoors,' she explains. 'In the living room I think they give a sense of calmness and space. With the varying degrees of intensity of the trees, there's also a sense of distance.'

The murals are immersive and mesmerising, and for Zeng,

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Enter the magical world of south east Londoner Sian Zeng, who is bringing a playful nature to interiors

Words MADELEINE HOWELL



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I wanted to give people a way to interact on the wall, to move images and change the story

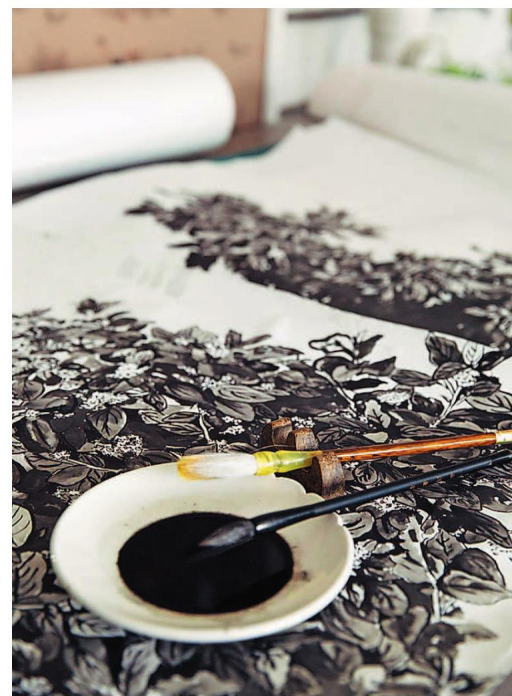
that's a big part of their appeal. 'You feel like you're part of it,' she agrees. 'With all my collections, I try to make the repeating pattern as obscure as possible. I try to make every piece more like an artwork than a wallpaper. I don't like to launch collections for the sake of it – I like to take my time, and every time we launch a new one it has to be perfect. I don't like to be pressed by time just because we need something.'

Zeng's creative process is both traditional and contemporary. 'I try to vary my techniques because I get bored very quickly otherwise,' Zeng laughs. 'Every time I launch a new collection I try something different. This time, I experimented with Chinese inks and brushes, and took a couple of lessons in Chinese painting. I start with any mark making tool – inks, gouache, or sometimes even highlighters and sponges. Then I scan all my drawings and collate them on Photoshop to create the final composition.'

Her woodland collection is also a rather fun interiors option, with the added option of a magnetic liner, allowing you to create a fully interactive landscape receptive to magnets. 'I read a lot about shape-shifting in fairytales and I wanted to give people a way to interact on the wall, to move images around and change the storyline,' she explains.

As well as cultural influences, Zeng is in tune with nature, which is reflected in her Seasons collection. Featuring tropical blooms, winter snowdrifts, and autumnal clouds, they're an elegant way to brighten up a room. 'Every season is different and, for spring, I thought of rain, which is why all the paints are dripping down. In summer, things tend to dry out, which is

Zeng's designs enable you to create your own storyline; below her studio at Cockpit Arts



why I opted for black lines without the colour filled in – but then there are colourful areas as well, and lots of bugs and beetles crawling around.'

There are other inspirations too, as she reveals in her admiration for the fashion photographer Tim Walker. 'I identify with his work a lot,' she confides. 'Some aspects of his work are quite dark and dramatic, but it always tells a story. I like the Whitechapel Gallery and the Royal Academy, and I go to a lot of gardens – Kew Gardens gives me a lot of inspiration.' The 'community feel' of Cockpit Arts and the surrounding area, which Zeng describes as 'vibrant and young', also feeds into her quirky style – and after discussing her work with her, I can't wait to inject a little of her vivid imagination into my own home.

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ROOM TO PLAY

Fun is on the agenda in this stylish, retro apartment in a former factory on Wharf Street in West Greenwich

Words MADELEINE HOWELL

Honky's playful style is sympathetic to the industrial heritage of the building



A geometric print recurs throughout the apartment

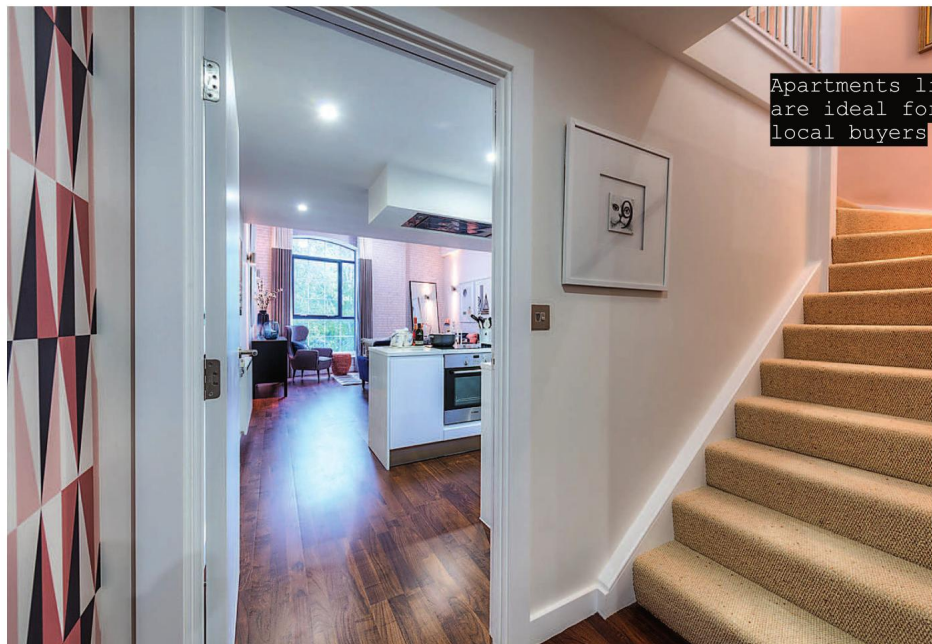


When Chris Dezille set out to design this rather retro show apartment in Drew House in West Greenwich, he wanted it to feel sympathetic to the building's heritage. Incorporating original aspects of the existing, Grade II listed former marine boiler factory, it's a two bedroom live/work apartment aimed at the young, professional market. The brief was to create an inspiring living space, reflecting the building's industrial origins.

'We like to have a bit of fun and think about the purchaser,' he explains. 'We were hoping to attract local buyers who are interested in the area because

it's up and coming. It attracts young, hip people, but also people who have lived there for 30 years. Dumping Kensington and Chelsea style properties into, say, Deptford, doesn't make sense. You might sell to investors, but you might alienate others.'

It's certainly the element of fun in this apartment that makes it stand out from the crowd. Dezille's team of three permanent in-house stylists have ensured a clean, pulled together look throughout the home, from the brick print and boldly striped wallpapers and quirky pink bathroom lighting right down to the eye-catching, unusual insect theme subtly adorning everything from the artwork to the



Apartments like these are ideal for young, local buyers



It's a vintage look, but it's sharp, urban, and more Hoxton than granny chic

cushions. The recurring geometric pattern in the furniture and carpets also gives it the edge. 'Drew House is very playful,' Dezille agrees. 'In terms of the colour scheme, we went for corals, blues and coppers, which soften through to greys.' It's a vintage look, but it's sharp, urban, and more Hoxton or Shoreditch than granny chic.

'It's a little bit Orla Kiely-inspired, with retro elements like the old vinyl record player,' Dezille adds. 'People loved it because it's vibrant in a kind of kitsch way. We are always looking to give clients something they haven't seen before. We like to keep it interesting.' This philosophy of mixing it up also applies to his approach to texture. 'It's simply described as a yin and a yang,' he explains. 'If something is shiny, something should be matte. Reflective surfaces along with timber, for example. And if something is smooth then something else should be textured. It's balancing those elements.'

And what about when it comes to incorporating colour? 'If a client wants a light, natural scheme, you still have to get some depth from somewhere otherwise it ends up very insipid,' he considers. 'A lot of other designers will just throw in a colour, but we try and accent it in the cushions, but also in smaller things like book spines. If you see a colour somewhere, generally you'll see it recurring somewhere again more subtly. It should crop up a few times to reinforce it.'

To some extent, his schemes are also dictated by the seasons. 'We also follow the trends,' he adds. 'If you try and buy gold or silver in the summer, it's almost impossible. It's becoming more seasonal. It's not that long ago that people would change their sofas and curtains in winter and summer – and that mentality is coming back around again now.'



Dezille set up design company Honky in 2001, and after 25 years working in the industry, he pairs his professional expertise with ongoing creativity. As a multi-disciplinary design practice, it can deliver a full design service from the architecture right through to the top layer styling.

'There's always something our clients see that they associate as being "very Honky", but it's probably more about things we wouldn't do – things we might think are a bit obvious. We like to think we're a bit more considered.'

Dezille emphasises that interior designers are 'sponges', who should be able to listen to a client and interpret the brief. 'I'm not Kelly Hoppen or Nicky Haslam,' he demurs. But given his impeccable, retro interpretation of Drew House, it's clear that Honky are able to push design boundaries while also delivering according to the brief.

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PUTTING *on the* GLITZ

Smart kitchens have never looked so glamorous – here's how to get the look

Story KARA O'REILLY



High concept

If you've got high ceilings, put them to good use by introducing feature lighting such as this dramatic centrepiece, which also serves as a speaker system and extractor fan.

Elmar @Home kitchen in black walnut and stainless-steel, from £20,000, laurencepidgeon.com

Material benefits

Here's the hipster approach to high-end materials: playing on texture and contrast, including brushed brass, marble and reclaimed timber, for an industrial luxe feel.

Kitchen, from £20,000,
bertandmay.com



All white

White is still a very popular choice for the modern kitchen. Personal taste decides if the kitchen is matt or gloss but adding a dark wood like Walnut will add texture and colour to the look of a single colour kitchen run. Porcelain worktops at only 12mm thickness complement handle less kitchen's and are strong enough to make downstands for the island.

Rational kitchens by Eclectic from
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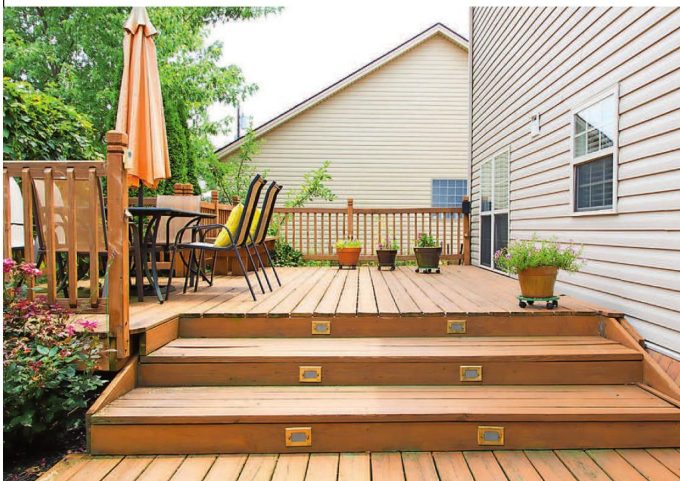
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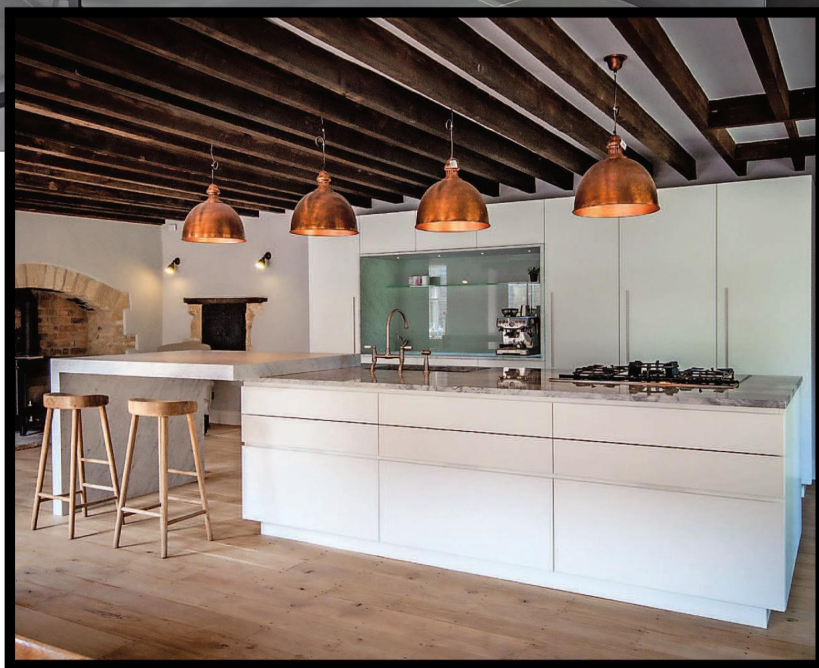
This minimal, slightly masculine look is all about straight lines, smooth finishes and a bold statement colour.

Fly kitchen in stained oak veneer with Blade tall units in aluminium both by Modulnova, from £25,000, designspacelondon.com

Rocking on

The worktops here comprise of an island made from MoonRock, a natural quartzite from Brazil; with the breakfast bar, back worktop and surround being made from Carrara marble.

The overall kitchen cost was £50,000 + VAT and the worktops cost £4500 + VAT, stoneinteriors.co.uk / piqu.co.uk



Modern classic

White framed cabinets, glossy black work surfaces, glass and stainless-steel appliances, plus upholstered bar stools and matching dining chairs, are fail-safe luxe kitchen signifiers.

Bespoke Original hand-painted kitchen, from £45,000, Smallbone of Devizes, smallbone.co.uk

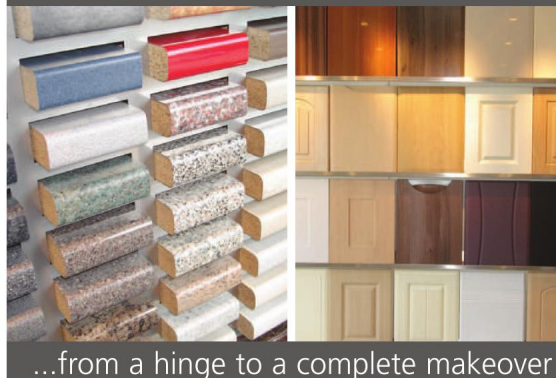
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Racy green

This devOL design is painted in an unusual, rich green bespoke hue, which beautifully off-sets the tactile brass hardware and Arabascato marble worktops.

Classic English Kitchen, from £25,000,
devolkitchens.co.uk



Opposites attract

Classically styled solid-oak painted cabinets are teamed with unusual reclaimed timber accents and glam marble work surfaces in this smart family kitchen.

Bespoke kitchen, from \$15,000,
themaincompany.co.uk

Glass act

This open-plan kitchen is given a refined feel with the use of glass-fronted display cabinets and delicate feature lighting to make it feel less practical, more elegant.

Bespoke kitchen, from £35,000,
martinmoore.com





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The personal experience

Grant Saw celebrated 165 years in the legal business with a stunning Greenwich party and a look at what has made them stand out

To celebrate 165 years of practising law in south London, local solicitors Grant Saw recently arranged an event at the prestigious Trafalgar Tavern on the Greenwich waterfront for a number of local property agents and surveyors. It gave an opportunity for discussions about current market conditions, especially following the Brexit vote.

Whilst there has been a growing trend by legal services providers to attempt to 'commoditise' and provide legal services via unqualified lawyers, perhaps overseen by a 'lawyer-manager', Grant Saw Head of Conveyancing Maria Lati is convinced that this is not what clients in Greenwich and Blackheath want, and this was borne out in discussions during the evening. 'Most agents were telling us that clients want what we offer - legal services provided by qualified lawyers, so that every client is dealing with an experienced solicitor or legal executive who is a "property specialist" and not just a "conveyancer",' Maria said.

With the Government set to trigger the process leading to Britain's exit from the European Union, the mood of the agents seemed cautiously optimistic. 'The weaker pound continues to make London an attractive investment option, which offsets the uncertainties of Brexit and compensates for the new higher stamp duty rates on second

properties,' one agent told Maria.

With the party in full swing, Maria explained: 'Whatever the future holds, clients in this area want a personal service and for their lawyers to empower them to make informed choices. A client is not "just a file", they are a person and we want to build a relationship throughout their lifetime so we can provide legal services that meet their needs - whether that's buying their first home, making a Will or setting up a business through life's changing circumstances such as a disputes, separation and end of life care.'

The practice of law has changed a lot since the days of quill pens, and before typewriters and telephones interrupted the peace of the working day. Grant Saw has recently been investing in IT and online resources to improve quality of work, speed and efficiency.

The firm jealously guards its four quality accreditations. 'They set you apart from your competitors,' Maria said. She is proud that the conveyancing department achieved second place as Small Conveyancing Firm of the year at the Law Firm Services Awards in 2015. Maria also believes that law firms need to focus on being part of the local community. That is why the firm sponsors Blackheath Rugby Club, events at Blackheath Halls and nominates a



local charity every year (this year it is Demelza Hospice Care) and it sponsors some local school events too.

As the event drew to a close, the firm's lawyers reflected gratefully on the large and loyal client base that they have maintained in Greenwich and Blackheath over the years. Maria mused: 'It's easier to stay in touch with our clients now with our newsletters being emailed out quarterly or available online. And I do wonder what Mr Saw back in 1851 would have made of the new instant communication "pop-up" form on our website?!'

Find the form at www.grantsaw.com. Phone calls (020 8858 6971) and letters written in ink with a quill pen are also acceptable

HOTHOUSE FLOWERS

Limerance wallpaper, £145 per
single roll of 3 x 3m lengths,
houseofhackney.com

Decorative ORDER

*Autumn's new fabric and wallpaper launches
prove that pattern is back big time*

Story KARA O'REILLY



SOFT TOUCH Curtains and cushions made from All Saints aged linen, £75 per metre; chair and lampshade covered in Couronne, £62 per metre, both inchyradesigns.co.uk



GEOMETRY LESSON Arris Hex wallpaper, £75 per 10 metre roll, and curtains made from Mosaic, £45 per metre, from Wedgwood Home Fabrics & Wallcoverings Volume II, blendworth.co.uk



ALL YELLOW Espinillo wallpaper, £69 per 10 metre roll; curtains made from Burnet, £96 per metre; sofa covered in Folia velvet, £57 per metre, all from the Callista by Clarissa Hulse collection, harlequin.uk.com



MOODY BLUES Blinds made from Kelmscott, from £16 per metre; pillows made from Leaf Vine, from £16 per metre; bedspread made from Bronte, from £22 per metre, and Argyle, from £25 per metre; all from the Cotswold collection, i-liv.co.uk

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COUNTRY LIVING

Pheasant wallpaper in Camo Green, £81 per 10 metre roll, barnebygates.com



IN THE NAVY

Sofa covered in Beverley; footstool covered in Stanley; curtains made from Linton, all £49.50 per metre, from the Ashfield Wool collection, ianmankin.co.uk



BLUE TONES Delahaye wallpaper, £59 per 10 metre roll, and Delahaye fabric, £59 per metre, both designersguild.com



THE NEW OLD Stravinsky damask wallpaper, £90 per 10m roll, from the Marinsky collection, cole-and-son.com

POP COLOURS

These playful ceramic pendant lights have a smooth, seamless finish with a classic bell shape design. Created in Italy by the acclaimed designer, Paolo Cappello, they will add a fun burst of colour to any home. These pendants are available in stunning gold or in six different matt pastel colours: yellow, pink, red, mint green, anthracite or white.

Miniforms Kiki Pendant Light, £194, gomodern.co.uk



LIGHT IT UP

From brightly coloured pendants to origami shades and fluffy clusters, we show you how to make a statement with your lighting

Words RACHEL MANTOCK



THE CURVE

Featuring a sweeping, curvaceous design, this simple yet stand out floor lamp will add a touch of refined luxury to your bedroom or living area. The graceful curve of the nickel stand creates the illusion of a floating lampshade while also giving the impression of more space. It's available in two sizes and a variety of material finishes, including powder painted steel, and a white shantung silk, coffee brown or beige stripes for the hung lampshade.

Natuzzi Wisdom Lamp, \$700, natuzzi.co.uk

SPINNING TOP

This 3D geometric lampshade features an eye-catching design, perfect for an entrance hallway or above a dining table. The paper pleats build up to create a unique shape that is covered in a striking orange. Bring clever, unusual style to any room with this light shade that is all the more intriguing once illuminated.

Zodiac Paper Lamp Shade in Goldfish Orange, £45, amara.com



CLOUDS OF FEATHERS

These floating cloud lights look as if there are fuzzy, glowing clouds floating around the room once hung and switched on. Hand covered in luxuriously soft goose feathers, these lights create a graceful yet bold statement, whimsical and fairytale like.

Aurora Vita Eos Feather Pendant Shade in White, from \$59, grahamandgreen.co.uk



Leah Lodge is full of little luxuries, with a family atmosphere at the core

Community Spirit

Blackheath's Leah Lodge puts an innovative, luxury spin on the concept of a care home

Refurbished to a refined, high end standard, this care home, set to take in no more than 48 residents to ensure quality, is Blackheath's own contemporary spin on residential and dementia care, courtesy of The Cinnamon Care Collection. General Manager at Leah Lodge, Belinda Watson, says: 'We are simply committed to providing the best level of care we can provide. We are striving for excellence and have selected each member of staff for their innate ability to be empathic, among other things. They are all very passionate about what they do and will care for people with a smile.'

'We want to keep our residents active,' she continues, 'that is why we have built in a range of features to make sure this is possible, such as our unique garden facilities. We are creating a community, like a family.'

Having worked in the care industry for more than two decades, Belinda Watson possesses a unique set of skills that make her the perfect person to integrate Leah Lodge into the Blackheath community, providing a people focused space that boasts the highest level of



care for older people. The heart of this modern care home will be its residents, the team dedicated to providing luxury services that are perfectly tailored to each individual.

The team of chefs will source the best local ingredients from Blackheath and the surrounding areas, producing nutritious, healthy gourmet lunches, dinners and breakfasts. Social and private dining is also on offer, depending on each resident's personal preference, giving them their own areas to

spend time with visiting loved ones if they wish.

Leah Lodge's location means that it's perfectly placed close by to local amenities and social clubs, making it easy to join in with activities in the surrounding areas, as well as the activities taking place within the home. With a clear vision and a determination to be unique, Leah Lodge approaches respite, convalescent and dementia care differently, focusing on respect, individual needs and family inclusion. With warm, cosy reading rooms and a sumptuous hair salon for pamper afternoons, the good life is available at Leah Lodge, with the added touch of

little luxuries, though the main focus is on community and substance.

Evenings spent relaxing in the palm garden, stargazing will be a frequent occurrence at this delightful care home, making the residents at Leah Lodge the envy of all Blackheath locals.

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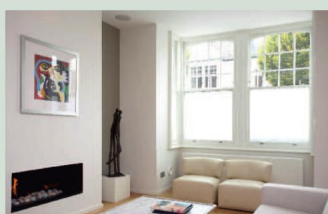


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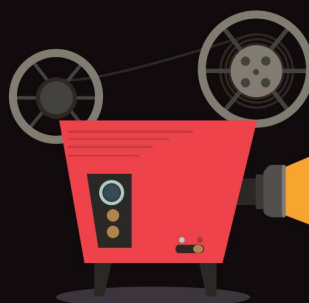
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Awarded the Best International Listed Interior Design Firm of 2016, Trinéire (based on Lee High Road) know a thing or two about design. The practice works on a variety of projects, many of which are residential, period buildings. We caught up with Chartered Architect Ted Aston and his partner Angela Aston, a BILD Registered Interior Designer, to find out their top tips, and to discover what makes Trineire stand out from the crowd...

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Do you only work on listed buildings?

We actually work on a wide variety of building types including new buildings. However, London has an array of beautiful period



buildings and over the years we've found ourselves more involved in very intricate and complex designs, transforming old buildings into beautiful homes. Each home is treated with equal care and attention, as they all have their individual needs and quirks.

What can I do with a listed building?

Listed buildings are structures that are judged to be of national importance in terms of architectural or historic interest. Because of this, there are special rules and procedures, and you will most likely have to apply for permission to make any alterations both inside and out -

DESIGNERS' TOP TIPS

- 1**
Obtain the necessary and correct permission to undertake your project to avoid stressful delays on site
- 2**
Detail in design makes your project special and individual
- 3**
Timing and project planning is imperative – make the important choices in advance of going on site
- 4**
Correct dimensions are paramount - always insist on a site survey
- 5**
Ensure you gather competitive quotes, seek advice to set a realistic budget and allow a budget contingency for 'unknowns'

but some of the most interesting work can come from the most difficult of spaces. A dose of imagination, flair and experience will do the trick. Although working with a listed building does usually cost more, a careful balance of funds will achieve great results.

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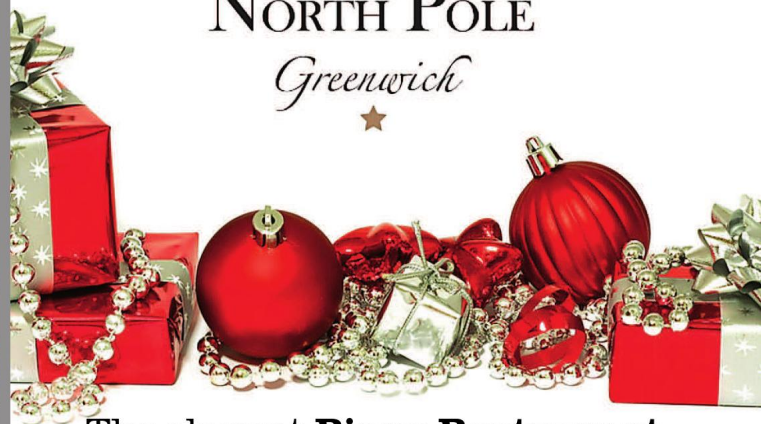
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GUY AWFORD

The dish to make bonfire night go off with a bang

Comforting, satisfying and simple to prepare, pulled pork could very well be the ultimate bonfire night meal. What's more, you can just leave it in the oven all day and it will fill your home with mouthwatering aromas; just what you need to warm the cockles.

The best cut to use is the neck end of the shoulder. It needs very long and slow cooking to break down the inter-connective tissue and render the richly flavoured fat, which melts into the meat making it exceptionally tender.

Traditional American pulled pork is flavoured with little more than salt, sugar and paprika. The smoky flavours of the barbeque do the rest. My recipe assumes you won't have the time or the inclination to tend the barbeque for 12 hours and will instead use an oven. The addition of smoked garlic, chipotle, thyme, fennel and cumin gives oven cooked pork a smoky, aniseedy and spicy flavour.

Whilst the cooked shoulder rests, pour the cooking juices through a sieve into a pot. Skim off the fat and boil over a high heat to reduce by half. Whisk in a spoonful of mustard and set aside. Put on some clean rubber gloves and gently pull the meat away from the bones. Mix the reduced sauce into the pulled pork, adjust the seasoning and serve with grilled flatbread, crème fraîche, pickles and an autumn slaw of red cabbage, apple, celeriac and pomegranate.

TOP TIP

Pull the pork whilst it is hot. Work quickly, gently pulling the meat into big strands. Don't over-pull the meat or it will become mushy.



PULLED PORK

- Serves: Approximately 10
- Preparation time: Approximately 30 mins
- Cooking time: 12 hours (approx)

1.5kg pork shoulder from neck end – on the bone – skin removed
 100g salt
 100g brown sugar
 15g smoked paprika
 1 red onion – chopped
 1 head smoked garlic – roughly chopped
 1 dried chipotle
 250ml red wine vinegar
 1 tablespoon fennel seeds – toasted
 1 tablespoon cumin seeds – toasted
 Large sprig thyme

1 Mix the salt, brown sugar and smoked paprika and rub over the shoulder. Place in a roasting tray and cook for 1 hour at 200C to get the flavours from the maillard reaction started.

2 Add the red onion, chipotle, fennel and cumin seeds, thyme, vinegar and 250ml of water.

3 Cover tightly with foil and cook at 91C for a further 11 hours.

4 Remove from the oven and allow to rest for 20 minutes before pulling out the bones and pulling the meat into shreds. Gently mix in the reduced cooking juices.

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Historic and filled with period detailing, The Herne Tavern offers hearty dining in a charming setting

A Whimsical Treasure

The Herne Tavern pulls out all the stops; it's time to make room for a new pub favourite

With classic Victorian detailing, snugly located on East Dulwich's Forest Hill Road, The Herne Tavern is an authentic gem. Complete with real ales at the pumps, craft lagers, an inspiring wine list and artisan spirits, this historic pub is a local best. Their handmade sourdough is feathery on the inside, prepared specially by their in house chefs, going perfectly with their organic chutneys made from the fruit of their garden trees.

With Christmas celebrations on the horizon, the team at The Herne Tavern are whipping up a modern Last Supper style feast. Smoked haddock velouté, horseradish cream with cucumber and dill will arrive at your tables first, followed by Guinness and game pie, garnished with sprouting broccoli. To finish, a warm, homely Granny Smith apple and chestnut délice will raise festive spirits, sprinkling the air with quintessentially Christmas notes and tones.

The vast leaded windows and richly coloured panelled walls create a sumptuously sophisticated look, perfect for special occasions such as weddings, the backdrop of tasteful, intricate details and vintage aesthetics complementing the nature of a wedding perfectly. Their large barn is also on offer for private functions,



giving you a huge space to make your own, with a country, rustic style edge.

The Herne Tavern's perfectly preened gardens are filled with velvety grass and vividly coloured fruits and flowers hanging from trees, popping out of bushes. The outside area is reminiscent of the grounds featured in *The Secret Garden* film, tall old brick walls surrounded by bright, bold flora and evergreen foliage. Sit for a moment and go back a century or so. The trees resemble those from classic paintings, as if the tavern's outside space is a little slice of historic paradise tucked away in East Dulwich. Inside, the bygone era feel continues, as if the entire venue runs on nostalgia for the early 20th century and a commitment to luscious spirit concoctions and lagers.

Ideal for a Sunday roast that's cooked to perfection, head to The Herne Tavern with the whole family and barely lift a finger, marvelling at the tender aged Sirloin, complete with all the trimmings, along with slow roast Dingley dell pork as it nears your table. Come and discover a quaint East Dulwich jewel, somewhere that will leave you hooked after your first visit, returning again and again for great beer and freshly prepared local produce.



2 Forest Hill Road SE22 0RR; 020 8299 9521;
thehernetavern.co.uk

Tuck in with home comforts in a warm, inviting setting



COSY UP *at the* PERRYVALE

Understated and laid back, this Forest Hill hot spot offers great wine, fluffy desserts and home comforts



Located at 31 Perry Vale, this bistro has a homely way about it. Contrasting dark and light wood furniture fills the space as multiple picture frames clad the dark grey, panelled walls. The outer seating area is bright blue and plush, making you feel as if you are snuggling on a contemporary, deep, squishy sofa, surrounded by soft cushions, not wanting to ever get up.

Their evening menu is full of seafood and meat offerings, British classics with slight twists here and there, such as the confit duck, artichoke terrine and gooseberry compote dish with warm toasted sourdough.

The wine offering at The Perryvale ranges from fruity, sweet and zingy to deep, strong and rich, with their French wines carrying floral notes, nutty undertones and a soft smoothness.

Their dessert menu is full of creamy delights, such as their amaretti and

honeycomb cheesecake with blueberry compote, which is infused with whipped cream and crunchie bar like flavours. Their coffee ice cream is a simpler option, yet just as appetising a choice, with bitter and sweet notes combining in an unusual yet pleasurable way. The vanilla panna cotta, roasted plums and flaked almonds dish is the ideal choice for those in the mood for a rich dessert, whereas the weekly changing cheese board is the perfect choice for sharing.

Their menu is constantly evolving, changing with the seasons to bring you something new and fresh every few months. For fans of local produce, their daily specials often feature the best that south east London grocers, fishmongers and butchers have to offer.

The outer seating area is bright blue and plush, making you feel as if you are snuggling on a deep sofa

The bar located by the entrance will whip you up cocktail classics in an instant, along with a beer selection that was put together with the help of their friends over at Hop, Burns & Black in East Dulwich.

They often hold complimentary spirit, beer and wine tastings so it's worth checking their Twitter for updates if you

live close by. Sitting among vintage chairs, hanging filament bulbs, chalk boards and tasteful wood cladding at The Perryvale bistro gives you the chance to catch up with friends and family in a relaxed setting. Just down the road in

Camberwell, they also have

a sister site, The Crooked Well, which is well worth the visit too.

Don't miss weekday specials: Tuesdays are BYO and Wednesdays are 50% off steak night. 31 Perry Vale SE23 2AR; 020 8291 0432; theperryvale.com



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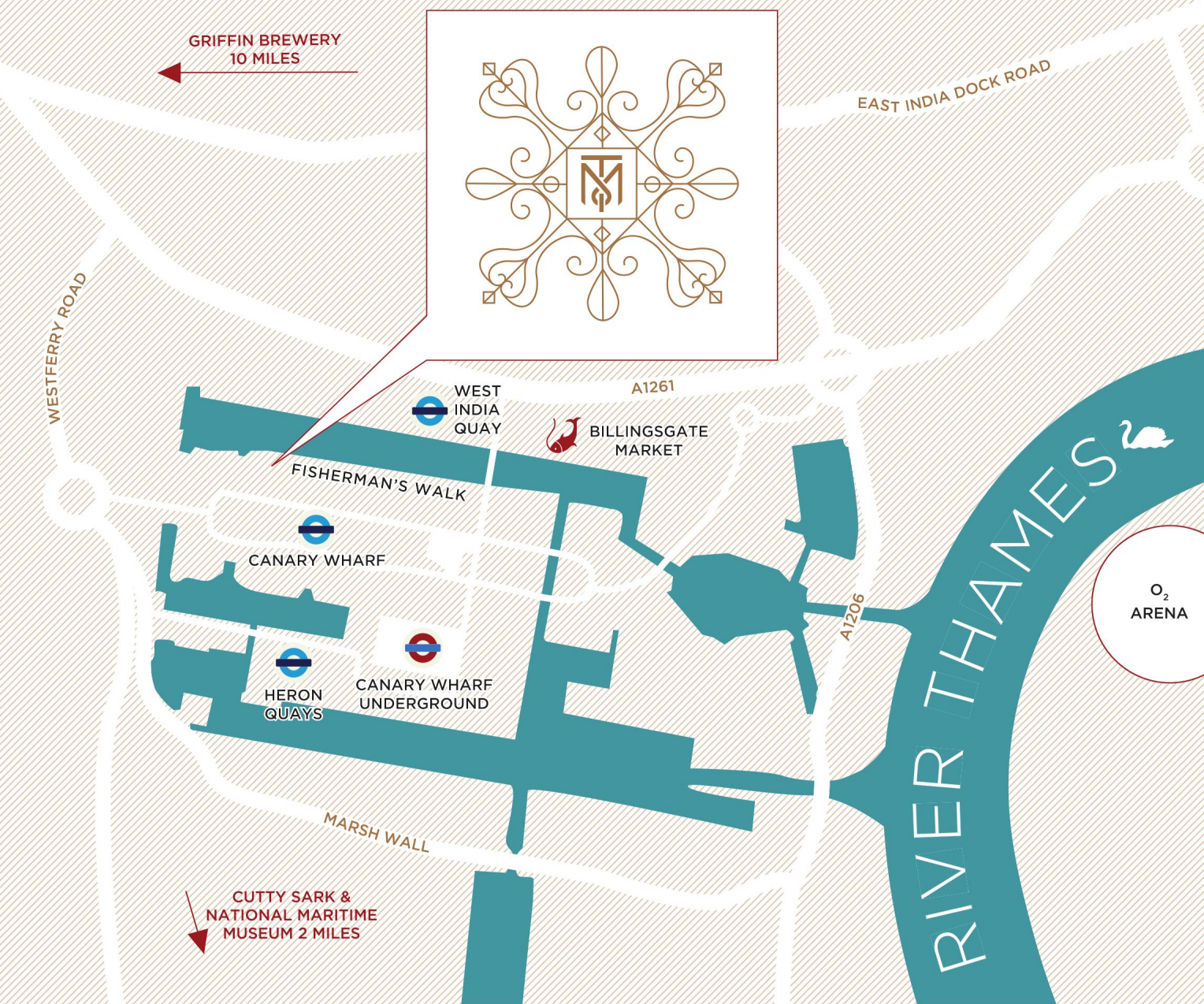
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Fans of Caravan's all day dining menu will not be disappointed

SETTING UP SHOP

Caravan Bankside will officially open to the public on 27 October. The new restaurant is housed in the old Metal Box Factory and will offer a 140-cover dining area and standalone bar. Fans of Caravan's all-day menus will not be disappointed, and keep an eye out for innovative new dishes too, adding a little more sparkle.

30 Great Guildford Street SE1 0HS;
caravanrestaurants.co.uk

FOOD NOTEBOOK

Award-winning ventures in SE London

MANY HAPPY RETURNS

Local foodie mecca Brockley Market celebrated its fifth birthday in style on 24 September. The market has become renowned for being home to over 40 of London's finest food stalls for visitors to feast on.
brockleymarket.com

Vintage offer

We are big fans of Connexions Cuisine's Supper Clubs, with the next one now confirmed for 18 November, which will have a Pan-Asian twist to proceedings and will see their Beckenham warehouse transformed. Want more? They are also offering one lucky winner the chance of having them come to you and host a vintage afternoon tea for eight people, which will include handcut sandwiches, fruit and plain scones with strawberry jam and clotted cream, homemade cakes, plus of course a glass of prosecco, all served by their staff.

For full details visit theresident.co.uk, and see more at connexionscuisine.co.uk

THE BEE'S KNEES

The Great Taste Awards, the coveted blind-tasted food awards, recently named Bermondsey Street Bees as their Small Artisan Producer of the Year for its Bermondsey Street Honey. Already earning a Great Taste three-star award and a place in the Top 50 Foods this year, the honey wowed the judges with its 'surprisingly refreshing taste of limes, mint, fennel and liquorice'.
bermondseystreetbees.co.uk



Worth popping to

Cuisson has brought its Michelin-trained chefs and innovative cooking techniques to Borough Market for the newest POPdown, an Asian-inspired interactive pop-up restaurant running until January 2017. From Japanese small plates to a five-course tasting menu, this is experiential dining at its finest.

See more at cuisson.co.uk

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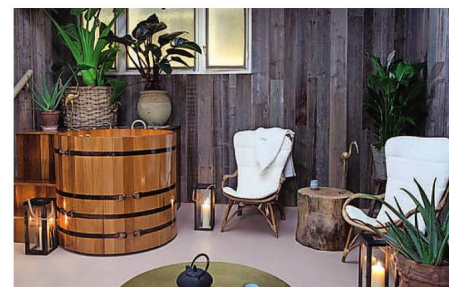
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MOVE YOUR FRAME

Anyone who has worked out at Frame will know how difficult it is to resist shopping for sportswear before or after a class. Well, it's about to get a whole lot trickier, for the ultra-cool London studio has just launched its own clothing line. Designed by founders Pip Black and Joan Murphy, the collection has a 'studio-to-street' vibe. moveyourframe.com



A Russian Ritual

A luxurious take on the traditional Russian bathhouse, The South Kensington Club's Russian banya suite is the perfect place to recharge this winter. Those new to the banya should try the Kamchatka Sunrise package (£72 for 90 minutes), where you can enjoy the signature 'Russian Dance of Leaves' massage in the immersive, aromatic steam bath.

Treatments are available for members only, email members@southkensingtonclub.com to make an enquiry

HEALTH & FITNESS NOTEBOOK

Shona Wallace's latest news for mind, body and soul



BEAUTY

EDITOR'S PICK

Enriched with beeswax butter and two forms of hyaluronic acid, Guerlain's Abeille Royale rich day cream has a luxurious, balmy texture, leaving parched winter skin soft and radiant. Guerlain Abeille Royale Riche Day Cream, £89 for 80 ml at johnlewis.com

Delicious Deliveries

Home delivery service Abel & Cole are well-known for their tasty organic vegetable boxes, but we're loving their new foodie recipe boxes too. Each box offers you the chance to cook three amazing meals for two each week and you can choose from five different varieties, depending on what best suits your lifestyle. Each box comes with all the ingredients, herbs and spices you'll need plus easy-to-follow recipes cards. Try them once and you'll be hooked. **For more details see abelandcole.co.uk**



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CLEAN CUT

With a new branch in Blackheath, we meet the founders of day spa mydetoxdiet

Words TRISH LESSLIE

When two old school friends set up a juice detox business just over a decade ago, they couldn't have predicted just how the trend for all things cleansing was about to take off. In the ten years since Ilona Wesle and Susanne Kroller moved from their native Munich to London to launch mydetoxdiet, 'clean eating' has become the buzz phrase du jour and more of us are banishing toxins in a bid to boost our health and vitality.

With Wesle's training as a nutritionist and Kroller's experience running a five-star spa in Bavaria, the pair were ideally placed to launch a detox business. They began with a range of fresh juice fasts, blended and packaged at an industrial kitchen in Charlton and delivered direct to customers across the country. They also offered sessions on Iyashi domes – infrared 'sauna tubes' – in central London. Inspired by traditional Japanese heat rituals, they are designed to heat the entire body to encourage the elimination of toxins.

'The infrared rays penetrate the body by up to 40mm, so you sweat out toxins from the bloodstream,' explains Kroller. In fact, one 30 minute session can produce the sweat equivalent to walking over 20km – not bad for a treatment that involves little more than lying down under a dome and feeling rather hot for half an hour. It's also claimed the process burns up to 600 calories a session and purifies the skin, leaving it feeling softer and looking younger.

The raw juices – still blended in Charlton, where the business partners both have their homes – are cold-pressed from fresh, alkalizing produce such as raw berries, kale, spinach, greens and other tasty superfoods, delivered in handy bottles. Sign up to one of the detox plans and a concierge will help you choose the perfect, tailor-made cleanse to help you achieve your

wellbeing goals and accommodate any food allergies and dislikes, from one-day juice fasts to a 10-day Superfood Plan.

Mydetoxdiet opened its first 'JuiceSpaBar' in the heart of Greenwich in August 2014. A second spa in Blackheath

Village followed in September this year. As well as an opportunity to pick up your detox packages in-store, both offer a range of beauty and wellbeing therapies from

manicures to colonic hydrotherapy and Indian head massage.

So just why are we all so big on detox now? Kroller puts it down to more of us being diagnosed with food allergies, experiencing the symptoms of IBS, feeling burnt out or suffering from skin problems. As she says: 'Our clients don't just see the benefits, they feel them too.'

*Our clients don't
just see the benefits,
they feel them too*

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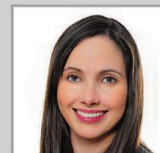
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The ultimate GENERATION BREAK

*Discover how a three night trip to Dubai
makes the perfect mum and daughter vacation*

Words VICKY MAYER

In an increasingly busy world, taking time out with your parents can often come at the bottom of your to-do-list. Which is why organising a mini break with one (or both) of your parents is a great idea. Not only will you get the chance to get away, but they'll love the trip too and it really gives you time to enjoy each others' company without being stuck in your respective homes.

Like me, my mum is a keen traveller, so when I mooted the idea of a three night trip to Dubai, it didn't take her long to agree. Like many of her 70something friends, she has travelled extensively in Europe and the USA, but the UAE had never been on her bucket list. But she's a natural adventurer and willing to give most things a shot and

having visited Dubai myself a couple of times, I knew she'd love it.

Flying in from London, I made sure we arrived in the early afternoon so she could appreciate the wonders of the city's amazing architecture as we drove to our hotel. The luxurious Fairmont The Palm is the perfect destination for a mum and daughter-bonding break. Boasting its own private beach, this beautifully appointed hotel offers everything you need for a fabulous vacation, however energetic or lazy you are feeling. Our twin room was huge by European standards with a big balcony overlooking the beach and city.

Just the place for a post flight G&T...

If, like us, you're in town for a short break, it pays to create your own mini schedule and if you're travelling with an older member of your family, jumping on a tour bus is the ideal way to see the

city when you're time poor. The hotel offers guests regular shuttles to Dubai Shopping Mall where you can pick up a Dubai City Sightseeing tour.

Eschewing the delights

of the Mall, we headed straight to the Burj Khalifa's viewing platform to see the city from the tallest tower in the world. For Dubai newbies, this really is an essential visit as you get to see the

*We arrived early in the
afternoon to appreciate
the wonders of the city's
amazing architecture*

Fairmont The Palm is a great place to stay when you're visiting Dubai



whole city laid out like something from The Wizard of Oz. Next stop was Dubai Creek, one of my favourite parts of the city with its famous gold souk and a real taste of the old Dubai fishing village.

What intrigued me as we travelled around on the bus was how much my mum loved the modern architecture of the city, as she oohed and ahed at every individual skyscraper. She's a bit of a history buff who adores Paris and Rome, so what could she possibly see in Dubai that I was missing? 'History in the making,' she explained wisely. And she's right. As 2020 fast approaches, Dubai is in another mini building boom, creating new buildings and experiences for the millions of guests expected for the much anticipated Expo 2020. Back at the Mall in the afternoon, we visited a few shops, but the truth is both of us were keen to head back to the comfort and tranquility of the Fairmont.

If you visit outside the scorching

summer months, Dubai has a perfect 25-28 degree climate, which is ideal for outdoor dining. It's the sort of city too that encourages getting dressed up for dinner, which of course when you're on a mum and daughter break is half the fun. The Fairmont offers guests an impressive six choices of top end restaurants and lounges and we chose the Seagrill on 25^o so we could sit outside on the beachfront. Here guests are treated to the very best seafood in town including red snapper, lobster and the finest scallops.

I always think one of the biggest

indicators of how well run a hotel really is lies with the calibre of its staff, and the service we received at the Fairmont was exemplary, with each individual, including those at the restaurant, making us feel incredibly welcome and looked after.

On our final day in town, we opted for the biggest treat of all – a down-tools day at the hotel where we could relax, gossip and really catch up with one another. Starting our day at the poolside, we swapped book recommendations, swam leisurely and totally chilled out. At lunchtime, away from the midday sun, we visited the very impressive spa for an amazing hers and hers massage, which we're still talking about six months on.

The best though, as they say, we left for last. The Fairmont offers guests the chance to hire their own boat and driver to ride around the harbour. As a treat, I'd booked a boat to take us from the hotel to Dubai Marina. Five minutes into the ride, my mum looked the happiest I'd seen her in a long time, as she sat back on the boat, taking in the sun and the sights. One of the photos I took of her that day is now on her Facebook page and as she delights in telling me, everyone thinks it's her ten years ago on the Riviera. The trip was a hit for us both and sceptical though she may have been at first, my mum can't wait to return to Dubai – and the Fairmont of course...



TRAVEL NOTES

Accommodation at Fairmont The Palm starts at 850 AED (Approx. £177) per room per night on a room only basis. For more information visit: fairmont.com/palm-dubai or call +971 4 457 3388. For details of the six sightseeing routes in Dubai see city-sightseeing.com



Wherever your child may be heading this month, there are ways you can help them to be prepared



FRESH START

Ways to ensure the early days of university life isn't a daunting experience

Words BELLA AUDSLEY

If there's enough room left in the car, soon you may be driving your child – or, we should say, young adult – off to university. Starting university is a milestone, and not just for students – many parents come to us with numerous questions about how to help prepare their children for the next step in their education. Luckily, there are a number of things that you can do to help create a smooth transition for both you as a parent and your newly-fledged 'fresher'.

Starting university often marks a gearshift in a parent's involvement in their children's lives. For some parents, it may be the first time their children are away from home, and the first time their children don't have clear rules on what is and isn't expected of them. As tempting as it may be to dive into your child's extensive reading list or deliver a term's worth of Tupperware meals, sometimes the most valuable support you can provide at this stage is the space for your child to try new things out independently. In our experience, the best preparation for new university students is to arrive as a confident, critical thinker with an inquisitive mind.

Independent learning is beneficial on many levels: it can increase motivation and confidence, raise a student's self-awareness of their skills, and has also been linked to improved academic performance. Students who develop these skills early on are able to progress more quickly academically by applying their own ideas to problem solving, forming opinions and creating new learning strategies.

Of course, developing a student's independent learning skills is not about encouraging them to spend a 24-hour stint sitting alone in the library trying to read everything on their reading list. Mirroring the structure of university teaching, one-to-one tuition can offer a supportive and stimulating environment to cultivate these study skills and stretch learning beyond the curriculum. In collaboration with teachers and tutors, parents play a significant role in facilitating the shift of responsibility within the learning

process. Whether it is encouraging your child to share their opinion on current affairs over dinner, or suggesting where they could find help with their studies, the careful balance lies in providing just enough support to enable your child to arrive at a resolution autonomously.

Every parent wants their child to feel confident when navigating the new experiences of university life: from organising their assignments to remembering to separate their washing.

Starting university marks a gearshift in a parent's involvement in their child's life

Often, providing children with the space to work out these trials for themselves (and to know where to go for help if they cannot), although daunting, allows them to embed in university life more

quickly. Have faith that your child's upbringing will hold them in excellent stead and allow them to navigate this exciting new phase with confidence.

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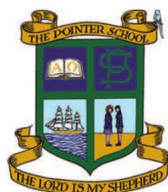
11+ Application deadline: 14th December 2016

11+ Entrance Examination: Tuesday 10th January 2017

11+ Taster Days: December, January & February

13+ Scholarship Assessment: 3rd February 2017

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NOTE PERFECT

Thirteen-year-old Lewisham schoolgirl, Clarissa Mae, has beaten some of the best young street musicians in the UK to win the title of Gigs Champion: Busker of the Year. 'When they announced the winner and said my name, I did not react – it was so unexpected,' the Bromley resident admits. 'It was only after another finalist and friend nudged me that I realised it was me being called onto the stage!'



Linguistic lunchtimes

Pupils at Alleyn's Senior and Junior Schools got together for a veritable feast of languages on the official European Day of Languages in September. Alleyn's, which is home to pupils speaking over 30 languages, hosts a termly gathering at which bilingual speakers link-up over lunchtime to share stories, have a chat and play a board game or two. September's session included Bulgarian, Greek, and Mandarin.

Find out more at alleyns.org.uk or call 020 8557 1500

EDUCATION NEWS

Looking at the diversity of learning in SE London

SCHOOL OF DESIGN

The Charter School will be holding its annual Christmas Fair on Thursday 24 November from 5.30-8.30pm. Local artists and designers will be selling their work including gorgeous vintage jewellery, handmade scarves and accessories, limited edition prints and homewares as well as greetings and Christmas cards. It's the perfect opportunity to pick up an early – and original – Christmas gift. Red Post Hill SE24 9JH – entrance is £1 for adults and children go free



In for the ride

Local teacher Claire Le Hur is back in the classroom at Colfe's School in Lee having spent the last academic year cycling 11,000km across three continents to raise over £55,000 for charity. Le Hur, from Southwark, joined her fiancé Stuart Block to cycle from Africa to Asia raising money for two education charities: Beyond Ourselves and United World Schools in Asia. Le Hur has returned to the day job as Head of Classics after averaging six hours on the road everyday for over ten months.



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INSPIRATION, CURIOSITY, DISTINCTION

RIVER OF THOUGHT

We chat to Allison Johnson, organiser of the STREAM South London Book Festival, as it returns for its third year

Words MARK KEBBLE

What was the initial inspiration behind STREAM?

As a school we celebrate a passion for reading, a fascination with storytelling and a love of books, with visits from authors throughout the year, and STREAM is a natural extension of this. The festival is a wonderful opportunity for families to enjoy books and reading together. I am a great fan of Cheltenham Book Festival and realised we had a fantastic resource in our site – with an internal marquee that seats about 600 – and that we could offer venues of different sizes for different audiences and events, giving us the opportunity to make this a community-wide event.

Why do you feel a festival of this ilk was needed?

Nothing of this scope and size exists in south London – a purely literary event for children, which is free to visitors. It's a great use of our resources for the whole community.

With technology prevalent today, do our children need to be inspired to read more?

Yes, I really believe that all children should be encouraged to read more, whether it is a book, or on an electronic device. Reading opens up whole new worlds and ideas to children, and helps them develop their communication skills. And it is fun!

Has it now become a real community event?

From the outset we were keen to engage the whole community, so we publicised it

through local schools, libraries and events such as Norwood Feast. We have groups from local schools attend and for the last two years a large group of children from Shine in Brixton. We have, in some cases, been able to offer help with transport to and from the event. We have a number of local authors appearing, including some members of Children's Writers and Illustrators in South London (CWISL). We work with local businesses: Tales on Moon Lane in Herne Hill is our partner bookshop in the event, and stalls from Norwood Feast offer delicious food on the day. Additionally, we have the reading charity Beanstalk taking part.

How great is it to have Malorie Blackman as the STREAM patron?

Absolutely fantastic – a wonderful author

Reading opens up whole new worlds and ideas to children and helps them develop skills

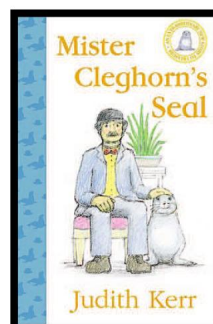
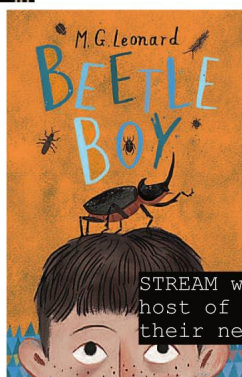
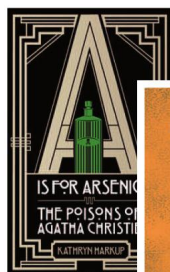
and former Children's Laureate who is a great supporter of STREAM and, previously, a south London resident. She is a wonderful draw for audiences and gave the festival stature from the outset – she opened STREAM in the first year.

She's one of a number of wonderful authors involved this year. Can you offer an 'at a glance' round-up of the stand outs?

The Malorie Blackman and Marcia Williams events are STREAM's celebration of Shakespeare's 400th anniversary. Blackman's latest book *Chasing the Stars* is a retelling of *Othello* set in the future, while Williams' marvellous book *Bravo, Mr William Shakespeare!* is the perfect way to introduce young readers to his plays. It's a real treat, magically turning Shakespeare's plays in to gorgeous, colourful, witty cartoon strips.

Also headlining in our main venue, we have the wonderful Judith Kerr OBE, author of *The Tiger Who Came to Tea* and *When Hitler Stole Pink Rabbit*, with her new book *Mr Cleghorn's Seal*.

Kerr will be in conversation with Children's Books Reviewer of The Sunday Times Nicolette Jones. Our youngest audience can enjoy Winnie the Pooh's 90th birthday celebrations, while elsewhere we have stories of pirates, dinosaurs, dogs, ducks and witches, and drop-in sessions where parents can relax while children draw and enjoy stories, song and rhyme.



STREAM will feature a host of authors discussing their new books

Find out more details at STREAM2016.co.uk

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Teachers are enthusiastic, have good subject knowledge and plan interesting lessons. 'There are very good relationships between staff and students,' Ofsted 2012. If you visited Kingsdale Foundation School, you will realise why they receive such glowing reports. In the Autumn term 2016 you will have just that opportunity as they will be holding Sixth Form Open Evenings for September 2017 entry. Applications for courses are now being accepted.

Kingsdale is a dynamic, exceptionally popular and progressive school that has invested £30m to develop an award-winning educational learning environment. In their specialist academic Sixth Form, students study a combination of respected traditional, performing arts and creative A Levels, the Baccalaureate, in addition to alternative high value Level 3 courses. Their average class sizes are approximately ten in the Sixth Form. They



Josh (pictured here) will be studying Philosophy, Politics and Economics at Oxford University

also pride themselves on their excellent links to the best Higher Education institutions in the world – a residential trip to Harvard and Yale in the USA is organised annually.

Scholarships in Mathematics and the Creative & Expressive Arts are on offer for gifted and talented candidates who meet their entry requirements. Scholars receive free individual or small group tuition provided by expert professionals to the value of £1,000 per annum. Aspiring medical students benefit through their participation in an access to medicine scheme. Prospective students are invited to go along to their Open Evenings on 9 and 30 November, 5.30–7.30pm, to explore the fantastic opportunities and inspiring state-of-the-art facilities in their dedicated Sixth Form Centre. As Ofsted also noted: 'The range of subjects taught is imaginative, well constructed and contributes well to students' achievement and their outstanding spiritual, cultural and moral development.'

For information on admission to Kingsdale Foundation School's Sixth Form for 2017, visit www.kingsdalefoundationschool.org.uk, call 020 8670 7575 or email sixthform@kingsdale.southwark.sch.uk for a Sixth Form prospectus.

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PROPERTY

{SE LONDON'S MOST DESIRABLE HOMES}



SUNDRIDGE SUCCESS

Demand continues to grow for this exclusive development

Sundridge Park by Millgate has now sold over 80% of its luxury homes. A collection of 2 and 3 bedroom apartments in a unique landscaped setting, just ten miles from Canary Wharf with fast rail and road connections, the development won last year's WhatHouse? silver award for 'Best Luxury Development' and has proved hugely popular.

For more contact Chloë Morris at Savills on 01689 869 630 or email cmorris@savills.com

Sales



Beckenham £2,200,000 F/H
Offered to the market with no onward chain, is this exceptional six double bedroom Edwardian detached house occupying a large plot on one of Beckenham's premier roads. Set in the Langley Park conservation area and within the catchment for Langley Park School for Boys & Girls. Energy Efficiency Rating E.

BECKENHAM 020 8663 4433



Keston £1,000,000 F/H
Located on a spacious plot and offering in excess of 2,000 sq ft of accommodation, is this well presented four double bedroom detached family home. The property is within just 0.5 miles of Locksbottom High Street, 1.1 mile of Darrick Wood Secondary School and 0.5 miles of Ravens Wood School. Energy Efficiency Rating E.

BROMLEY 020 8315 5544

Lettings



Beckenham £4,250 PCM
Oakhurst is a substantial and immaculately presented detached residence, situated in a tranquil location on a private road close to Beckenham town centre. Briefly comprises five double bedrooms, four receptions, four bathrooms, large modern kitchen, large rear garden, private garage and off street parking. Energy Efficiency Rating C.

BECKENHAM 020 8663 4433



Bromley £3,200 PCM
Spacious detached Edwardian house arranged over three levels and totally refurbished throughout. The property is located within walking distance of the high street and Bromley South Station offering direct links into central London. Energy Efficiency Rating D.

BROMLEY 020 8315 5544

Sales



Chislehurst £5,500,000 F/H
Sumptuous six bedroom detached family home completed in 2008 and built to the highest of specifications. Stable House is a truly superb home offering a wealth of accommodation arranged over approximately 11,000 sq ft. Located on this prestigious private road, just half mile to the high street and Chislehurst Station. Energy Efficiency Rating B.

CHISLEHURST 020 8295 4900



Chelsfield Park £2,250,000 F/H
Newly built exclusive contemporary six bedroom detached residence. Comprising grand entrance hall, main reception, kitchen/breakfast room, downstairs cloakroom, family/cinema room, utility area with wet room, gym, swimming pool, master suite with en-suite, dressing area and balcony, garden for entertaining and integral double garage. Energy Efficiency Rating B.

LOCKSBOTTOM 01689 882 988

Lettings



Bromley £2,400 PCM
Unique opportunity to rent an apartment in this award winning development. This designer two bedroom, two bathroom apartment is situated amongst the listed gardens and Sundridge Park Golf Course offering a tranquil place to live. This property is offered unfurnished and is ready to move in to immediately.

CHISLEHURST 020 8295 4900



Bromley £2,800 PCM
Beautiful six bedroom, two bathroom family home situated in a great location. Located within walking distance to Bromley North Station, high street shops and outstanding primary schools. Available now and offered unfurnished. Energy Efficiency Rating E.

LOCKSBOTTOM 01689 882 988

Sales



Gravesend GP £950,000 - £1,000,000 F/H
Elegant five bedroom detached residence situated on a secluded plot in the picturesque village of Meopham. Offering approximately 3,658 sq ft of spacious accommodation, this unique family home boasts many original period features amongst a contemporary decor scheme. Energy Efficiency Rating D.

ORPINGTON 01689 661 400



West Wickham £1,150,000 F/H
Outstanding five bedroom detached family home situated on one of the most sought after roads in West Wickham, ideally located for Ofsted Outstanding Pickhurst Primary and Langley Park Secondary schools as well as West Wickham mainline station (0.2 miles) with direct links to London. Energy Efficiency Rating E.

WEST WICKHAM 020 8432 7373

Lettings



Orpington £1,450 PCM
Attractive three bedroom semi detached family home, in a sought after location positioned just 0.2 miles from Warren Road Primary School. Comprising two reception rooms, modern fitted kitchen and a family bathroom with separate WC. To the rear is a 70ft laid to lawn garden. Offered unfurnished and available now. Energy Efficiency Rating D.

ORPINGTON 01689 661 400



West Wickham £2,050 PCM
Immaculately presented three bedroom semi detached family home in the heart of West Wickham, being only a short walk from both the station and high street. Comprising two large reception rooms, downstairs WC, luxury fitted kitchen with integrated appliances and 90ft rear garden. Available now and offered unfurnished. Energy Efficiency Rating E.

WEST WICKHAM 020 8432 7373



YALDHAM MANOR

— ESTATE —

A private gated development, set within the idyllic location of Kemsing, Sevenoaks.

£1,495,000



Penstock

Stunning five bedroom, four bathroom detached home set over two floors, offering approximately 4,417 sqft of accommodation. The property also benefits from a double garage and is set within a plot in excess of one acre, which includes a private walnut orchard.

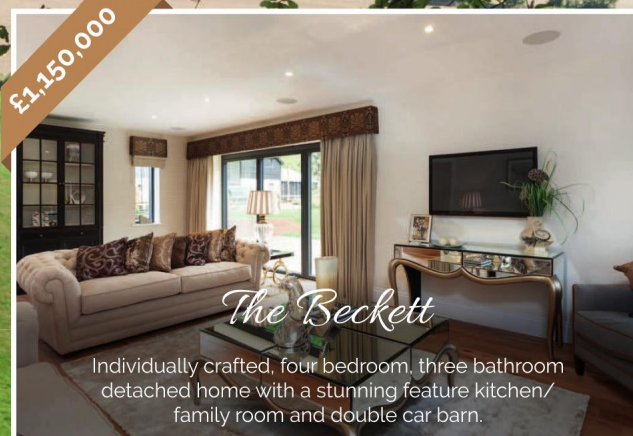
£999,995



Regia House

A beautiful link detached four bedroom, three bathroom family home with an enviable view of the original Yaldham Manor.

£1,150,000



The Beckett

Individually crafted, four bedroom, three bathroom detached home with a stunning feature kitchen/family room and double car barn.

NETWORKED OFFICES
LOCAL EXPERTISE
OUTSTANDING RESULTS



KIRKWOOD ROAD, SE15 £1,600,000 Freehold

A breathtaking warehouse conversion crafted with architectural flair. This stylish, spacious home features four double bedrooms and an additional study, two outdoor terraces, a ground floor courtyard, a beautiful and generous in size vaulted lounge room and three spectacular bathrooms. The kitchen is every cook and entertainer's dream.



LYNDHURST GROVE, SE15 £1,375,000 Freehold

We are delighted to offer this fantastic, bright and very spacious three/ four bedroom period terrace house on the very popular Lyndhurst Grove. The property comprises of three bedrooms, a large through reception, extended kitchen, two bathrooms, downstairs cloakroom, plus front & back gardens.





ANSTEY ROAD, SE15

£979,500 Freehold

A fantastic, bright and spacious four bedroom Victorian terraced house, situated in a superb location in between Bellenden Road and Peckham Rye. With approximately 1,529 square feet, this large Victorian family home has been lovingly enhanced by the current owners to become a four double bedroom, two bathroom property.



REEDHAM STREET, SE15

£3,195 pcm

This amazing Victorian conversion has been finished to a very high standard and boasts excellent entertaining space. On entering the house you're wowed with an open plan contemporary kitchen/dining room with an extensive range of fitted units, fully integrated appliances and ample storage space which seamlessly extends onto a beautiful private garden.





CONINGTON ROAD, LEWISHAM SE13

- 2 Bedrooms
- Silvermill development
- Open plan kitchen / reception
- Modern bathroom
- Ground floor
- Well presented
- Allocated parking
- Excellent transport links

£1,550 per calendar month
Furnished

For more information, call Sarah Kyriakides
020 3468 0798 or email lettingsblackheath@eu.jll.com



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VICTORIA PARADE, PLUMSTEAD SE18

- 3 Bedrooms
- New apartment
- Upper floor
- Open plan kitchen
- Balcony
- River views
- Resident parking
- Excellent transport links

£2,850 per calendar month
Part furnished / unfurnished

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22 College Approach
Greenwich
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WEST GROVE, GREENWICH SE10

- 6 Bedrooms
- 3 Reception rooms
- 3 Bathrooms
- Victorian house
- Period features
- Double garage
- Off - street parking
- Landscaped gardens

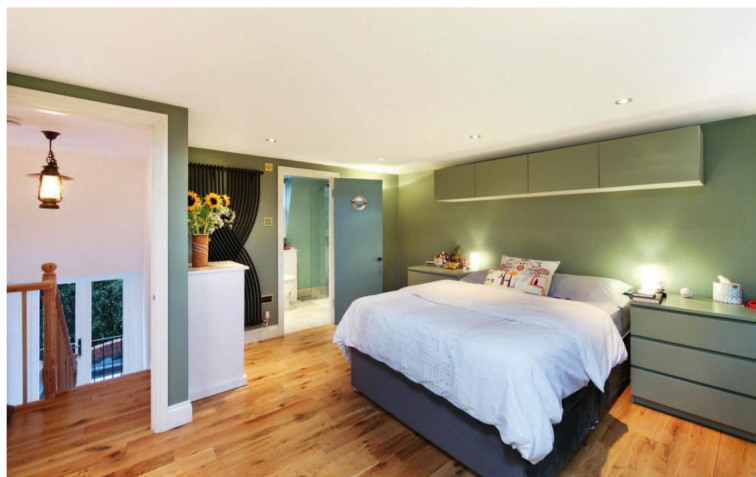
Guide price £3,200,000
Freehold

For more information, call Graham Lawes
020 3733 1433 or email salesgreenwich@eu.jll.com



22 College Approach
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GREENWICH PARK STREET, GREENWICH SE10

- 3 Bedrooms
- 2 Reception rooms
- 2 Bathrooms
- Roof terrace
- Period house
- Mature rear garden
- Out building
- Excellent transport link

Guide price £1,250,000
Freehold

For more information, call Graham Lawes
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Good returns

*Can you profit from investing ethically?
Sterling & Law's Akwasi Duodu investigates*



What is more important to you when you invest money? Your principles or your profits? The term 'Ethical Investment' in itself has been considered an oxymoron for many years. Is it possible to have your cake and eat it by making profits through ethical investing?

How to invest?

The most popular route to investing ethically is through a managed fund, via an investment vehicle like a stocks and shares ISA or personal pension. These operate in the same way as conventional managed funds, in that they purchase a basket of shares in a chosen sector.

However before making a decision to invest in a company's shares, an ethical fund manager will run checks on the company to find out if it has interests in a number of positive and negative criteria.

How ethical is ethical?

This can be a contentious issue. For example, on the face of it, a bio technical company working on a cure for cancer may appear ethical. However, what if that very company gets involved in testing drugs on animals? There is always the risk that having too strict criteria could result in a poorly balanced portfolio at best.

What sort of return can you expect?

Historically, ethical funds have lagged behind conventional funds in performance, partly because of choice limitations and because the vetting process can take some time to go through. Analysts have commented that by the time an ethical fund is ready to invest, the horse has already bolted! This is changing. Advances in technology and superior market intelligence means ethical funds are able to vet companies and make decisions much more quickly, resulting in superior returns.

So can you have your cake and eat it too? Sure you can. Just make sure you vet that cake well before biting.

Find out more at sterlingandlaw.com

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Joseph Hardcastle Close SE14

£1450 PCM Unfurnished



Refurbished to a very high standard, 2 bed, 2 bath, purpose built apartment, easy walking distance to New Cross and New Cross Gate stations. Comprises 2 double bedrooms with built in wardrobes, ensuite shower room. A brand new fully fitted kitchen, open plan to a good size lounge with Juliette balcony, good size bathroom with shower over the bath. The property benefits from fresh neutral décor and off street parking. EPC C

Ashburnham Grove SE10

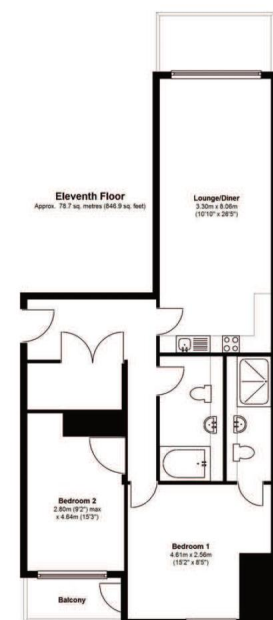
£1950 PCM Unfurnished



3 bedroom Victorian terraced house over 3 floors and situated in the popular Ashburnham triangle area of West Greenwich. Comprising lower floor with fitted kitchen, dining room with access to good size private garden, 3rd bedroom and study room. Through lounge to the hall floor with partition doors, new bathroom w/c with thermostatic shower over the bath. First floor, 2 double bedrooms and shower room w/c. Neutral décor, gas central heating and off street parking. EPC E

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PLATINUM RIVERSIDE, GREENWICH, SE10 £1,900 PCM

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- Allocated Parking Space
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Rosenthal road, SE6

£350,000

Beautifully presented one bedroom ground floor Victorian conversion flat forming part of a stunning double fronted house. Own private secluded garden. Refurbished by current owners to a high standard. EPC Rating - D

Contact Lee Saviger on 020 8698 1234



Avery Hill Road, SE9

£575,000

This period cottage was originally two properties but has been opened up and extended to provide very generous living accommodation that is less than half a mile from New Eltham station. EPC Rating - E

Contact Sarah or Marcus on 020 8859 9600

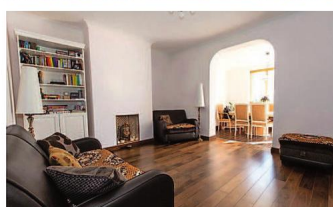


Athenley Road, SE15

£375,000

Modern two bedroom, one reception room and one bathroom upper floor conversion flat. With good decoration and communal gardens. EPC Rating - C

Contact Ben Small on 020 7647 7711



Firhill Road, SE6

£1,300 PCM fees apply

Offering a two bedroom ground floor maisonette boasting a modern fitted kitchen/diner with spacious lounge and private rear garden superbly located just a short walk from Bellingham station & local bus routes. EPC Rating - D

Contact South East London Lettings on 020 8698 1234

Local experts for: Brockley, Catford, Eltham, Forest Hill,
Hither Green, Kidbrooke, Lee, Lewisham, Mottingham, New Cross



Farmcote Road, Lee, SE12

£725,000

EPC Rating - E

Contact Lee Savigar on 020 8297 2877

A very well presented detached family home boasting modern bathroom suit and a spacious kitchen and dining room. Located in a popular location for families and surrounded by great schools.

While it's easy to hop on the train or DLR at Lewisham station to explore the rest of London, there's plenty in the town itself. There's an indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.



Bartram Rd SE4

£829,950

This stunning, 3 bedroom, period house has been completely refurbished throughout to an exacting standard.

EPC D



Herschell Rd SE23 £840,000

This lovely, 4 double bedroom period house would make a great family home.

EPC D



Codrington Hill SE23 £715,000

A charming, 3 bedroom period house that has been extended at the side.

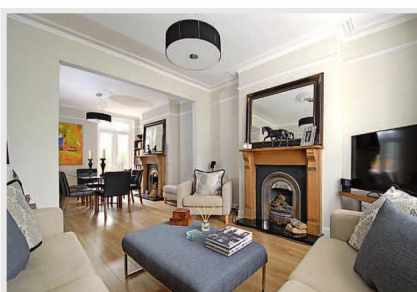
EPC D



Francemary Rd SE4 £680,000

An attractive 3 bedroom end-of-terrace period house.

EPC D



Whitburn Rd SE13 £675,000

A recently-refurbished, 4 bedroom Victorian house in Ladywell.

EPC D



Church Grove SE13 £575,000

This homely, 2 bedroom Victorian house is located on a no-through road.

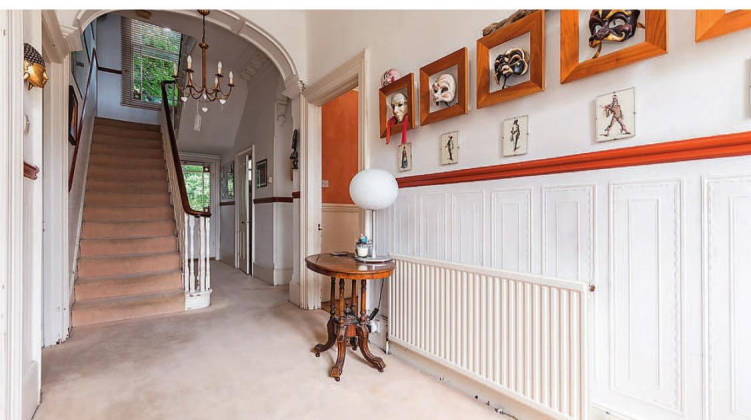
EPC D



Woolstone Rd SE23 £475,000

A fantastic, 2 bedroom first floor period flat with its own garden.

EPC D



OIRO £1,885,000 Freehold

Breakspears Road, Brockley, SE4

- Double Fronted Victorian House
- 6 Double Bedrooms
- 3 Reception Rooms
- 110ft Rear Garden

Simply one of the most magnificent houses in the Brockley conservation area. This rarely available linked-detached Victorian house boasts circa. 3900sqft and is one of only a handful of double fronted family houses that remain in the area. With a rear garden measuring 110ft x 60ft and a 40ft front garden, this imposing house is well-proportioned. Boasting an abundance of period features throughout as well as a blend of contemporary design showcased in the kitchen/diner rear extension.

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PICTURE PERFECT

Discover why an artistic home is key to attracting buyers

Words FIONA BRANDHORST

While few of us can boast a highly acclaimed art collection, art in all its forms is high on the agenda when it comes to selling a property. Homeowners and developers are taking inspiration from interior designers to choose and position paintings and sculptures inside and out to showcase homes to their best advantage.

Strutt & Parker is selling a three-bedroom, three-bathroom apartment in a classic Victorian terrace in Wetherby Gardens in the heart of South Kensington, owned by antiques curator Preston Fitzgerald and his partner Cedric Smith, priced at £2.95m. Beautifully staged with a vast collection of paintings, plates, glassware and sculptures, buyers have been given a readymade template for their own creative tastes.

‘Art is so important in all of our projects as it really finishes off a space

and adds an element of luxury,’ says interior designer Sophie Paterson, who was commissioned by Telford Homes to design the interior of six penthouses in its Horizons development at Canary Wharf. ‘We used prints printed on canvas, inspired by the amazing view of the Thames and the O2, to give the feel of oil paintings,’ she adds. ‘By hanging an oversized print in the dining area it draws the eye to the furthest point in the room, helping to emphasise the sense of space.’ Prices start from £995,000.

Award-winning developers Mount Anvil and FABRICA have extended the theme of Vauxhall’s growing artistic hub, home to a string of galleries including Damien Hirst’s Newport Street Gallery, to its Keybridge development where prices start from £575,000 for a studio apartment, on sale with Knight Frank.

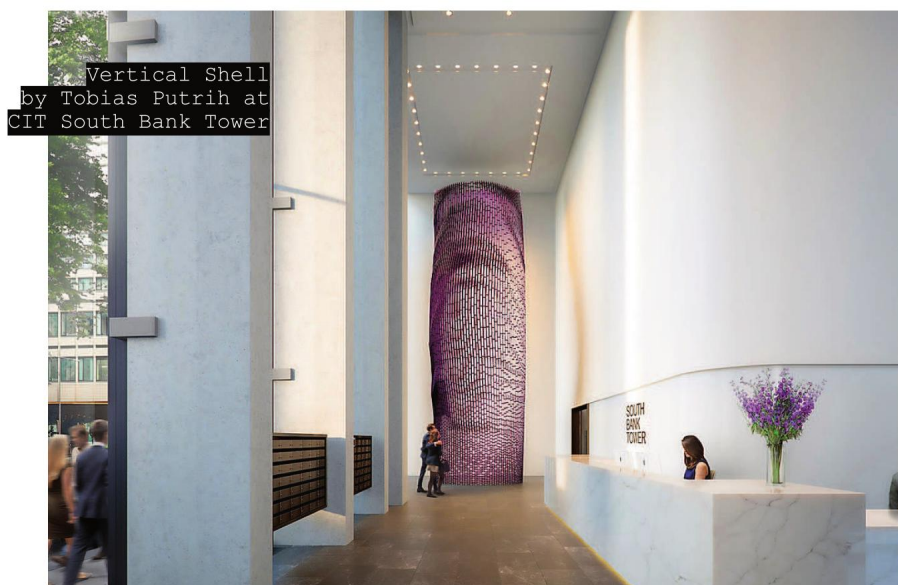
‘We will have one acre of outdoor space that will host historically



significant artwork by award-winning artist Tom Price,’ comments Jon Hall, Sales and Marketing Director at Mount Anvil. A striking water feature refers to the lost River Effra, which once freely ran on the site, while a series of sculptures will breathe new life into the public realm.

Dara Huang, Founder of Design Haus Liberty has worked with CIT on its world-class, 41-storey South Bank Tower where Savills is marketing apartments from £1.8m. ‘Selecting art should be an integral part of the overall design concept,’ she says. ‘That way you can plan in advance what you want to achieve and arrange the pieces of art according to the light, space and composition. The contrast of contemporary art with a traditional space can look spectacular.’ The residents’ lobby features a sculpture called Vertical Shell by internationally-renowned artist Tobias Putrih. The concept originated from part of an oyster shell discovered on the banks of the Thames and is visible from the street as well as from the Mondrian Hotel and the Oxo Tower opposite with the intention to engage residents, locals and passers-by.

With its location just along from Tate Britain and next to Henry Moore’s famous ‘Locking Piece’ sculpture,



Vertical Shell
by Tobias Putrih at
CIT South Bank Tower



Sophie Paterson was commissioned to design the interior of the penthouses at Horizons (left); this classic Victorian terrace in Wetherby Gardens (below) features a vast collection of paintings



residents at Riverwalk, Ronson Capital Partners' spectacularly positioned riverside development at Westminster overlooking the iconic M16 building, will also enjoy three specially commissioned pieces of public art. Peter Randall-Page's 'Shape in the Clouds' is carved from distinctive Rosso Luana marble and sits on a viewing terrace at the top of new steps to Vauxhall Bridge. French-Argentinean artist Pablo Reinoso has also designed two child-friendly benches on the riverside walk.

For buyers who need bespoke inspiration, Lisa Ronson Home's art consultancy service, ranging from tailored art packages to specially commissioned pieces of art, is available at Riverwalk where 75% of the homes are already sold. Prices start from £1.25m with Savills.

Artists and their work are at the centre of Prospect Place at the Battersea Power Station development

where a cultural venue called the Village Hall opens in April next year. The series of striking residential buildings, including the distinctive 'Flower' tower, is set to become an architectural landmark and demonstrates California-based Gehry

Selecting art should be an integral part of the overall design concept

Partners' art-inspired, sculptural design. Prices start from £1.35m with JLL.

Ultra-high net-worth buyers are more art-savvy than ever before, with art becoming an increasingly valuable tool when selling luxury turn-key properties reveals Joe Burns, Managing Director of super-prime developer and interior design practice, Oliver Burns. 'At this level of the market, many of our clients are highly educated about the art world and, as such,

they expect to see only the highest calibre works. Art frequently represents an investment of passion for these buyers, so properties now often rival world-renowned galleries in terms of prestige of the pieces on display.' Burns' latest

project, the penthouse at Beau House in St James's, has an entrance hall used as an art gallery space setting the tone of the apartment from the moment buyers step through the door. Prices start from £2m.

The arrival of the bronze horse sculptures at Goodman's Fields in the city's Aldgate brings public art to the heart of the community. 'Evoking the site's history as a former livery yard, the sculptures nod to the heritage of the development as a cornerstone of life on the city fringe,' adds Louis Aldred, Head of Sales at Berkeley Homes. Prices start from £699,500. In Kensington, Harrods Estates is marketing Lexham Gardens, a five-bedroom townhouse priced at £6.35m. The reception room on the first floor includes bespoke gallery-style lighting, offering the next owner space to display precious artworks.

*Managers
Choice*



Norbury, SW16

£1,300,000

IN SHORT : FIVE BEDROOMS // LARGE GARDEN // NO ONWARD CHAIN

Impressive five double bedroom Detached residence occupying a prime spot within this popular residential road. Features include 23ft lounge, two reception rooms, off street parking, utility room, garage, 150ft garden and no onward chain.

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Crystal Palace, SE19

£729,995

Charming family house in a prime spot within the popular Dulwich Wood Estate. This beautiful home offers spacious and versatile accommodation spread over three levels, including four bedrooms, through lounge and dining room, garage and no chain.

Crystal Palace, SE19

£549,995

Rarely available two bedroom mid-terraced house built circa 1991 and situated just off the popular Farquhar Road in Crystal Palace. Features include spacious lounge, fitted kitchen, stunning rear garden, off street parking and no onward chain.



Crystal Palace, SE19

£475,000

Gorgeous two bedroom period flat occupying a prime spot on this popular tree-lined road in Crystal Palace. Features include spacious 20ft lounge, fitted kitchen, two double bedrooms and within easy reach of Crystal Palace triangle.

Crystal Palace, SE19

£450,000

Splendid two bedroom Period Conversion flat set on this popular road in Gipsy Hill. Finished to a high standard with features to include own front door, 15ft lounge, Private Garden, Share of Freehold and a summer house.



Crystal Palace, SE19

£1,350 pcm

Set within a sought after development in Crystal Palace and ideal for both Gipsy Hill station and the Crystal Palace triangle is this ground floor 2 bedroom 1930s mansion block apartment. Comprising of 2 double bedrooms, modern bathroom and kitchen and professionally managed by Streets Ahead for total peace of mind!

Crystal Palace, SE19

£1,375 pcm

Perfect for Crystal Palace station and Park is this amazing 2 bedroom conversion flat with direct access to Garden. Rarely available this property must be viewed today to avoid missing out.

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BLACKHEATH

£1.4 MILLION

Charming and unique 3 bedroom Coach House in quiet road few minutes walk from the Village. Private garden and off road parking.



BLACKHEATH

£665,000

Beautiful 1st floor flat overlooking heath. Recently fitted kitchen & bathrm . Lrge living 3 dble beds - d/glazed sash windows & pking.



GREENWICH

£3 MILLION

Impressive Grade II listed Queen Anne house overlooking Greenwich Park. In excess of 4,400sq.ft. of beautifully proportioned space.



BLACKHEATH

£449,950

Large top flat 845sq.ft. immaculate with great views. 2 dble beds bathrm - large living rm and large eat in kit. s/facing gdn and o/s pking.



ELTHAM

£385,000

Charming semi backing onto Castle Woods and has amazing and extensive views to the front. In need of some modernisation.

Town, Village & Distinctive Homes Across East Kent



FAVERSHAM £1,195,000

- A Grand Georgian Country House
- Exceptional Period Features Throughout
 - Over 5,400 Sq. Ft Of Accommodation
 - Eight Bedrooms - Five Reception Rooms
 - Spectacular 24 Ft Master Bedroom
 - Secluded Plot Of Approx. Half An Acre
 - Nestled On The Outskirts Of Faversham



FAVERSHAM £525,000

- Exceptional Four Storey Medieval Townhouse
- Situated In A Most Prestigious Road
 - A Wealth Of Beautiful Period Features
 - Four Double Bedrooms
 - Open Fires To Reception Rooms
 - Vast Converted Cellar
 - Planning Consent For Rear Extension
 - EPC Rating C



FAVERSHAM £935,000

- Magnificent Detached Georgian Residence
- Centrally Located For Both Town And Station
 - Meticulously Renovated And Refurbished
 - Many Beautiful Period Features
 - Five Double Bedrooms
 - Three Reception Rooms
 - Potential For Self Contained Annexe



LYNSTED £535,000

- Charming Grade II Listed Period Cottage
- Carefully Refurbished Interior
 - Many Period Features Throughout
 - Almost 2,500 Sq. Ft Of Accommodation
 - Impressive Living Room With Inglenook
 - Stunning Open Plan Kitchen & Dining Room
 - Mature & Attractive Rear Gardens



FAVERSHAM £635,000

- Stunning Three Storey Waterside Residence
- Beautifully Presented Throughout
 - 4/5 Bedrooms
 - Stunning Kitchen & Dining Room
 - Double Garage & Parking
 - Prestigious Gated Development
 - EPC Rating C

WHITSTABLE £735,000

Substantial & Individual Modern Residence

- Situated In Prestigious Private Road
- Six Bedrooms With En Suite To Master
- Two Reception Rooms
- Large Kitchen/Breakfast Room
- Mature Plot Of Approx. Quarter Of An Acre
- EPC Rating D



MY DREAM HOME

A breathtaking warehouse conversion development crafted with architectural flair, offering the very best of contemporary living



The vaulted ceilings are a real stand out

KIRKWOOD ROAD, SE15



Michael Walker, Branch Manager, Gareth James – Nunhead office

Why it's a great buy...

It's a unique property that offers great living and entertaining spaces, and

is located in one of London's hot spots.

The wow factor...

A sublime kitchen/diner that features polished concrete worktops and top of the range cooking appliances.

Who it would suit...

Any couple or family looking for a home outside of the standard Victorian terrace that is the norm for the area.

My favourite room...

Definitely the lounge room with vaulted ceilings and working fireplace, which also leads to a private terrace.

Why you should buy it...

It is a beautifully designed and finished property that is well located for all the local



amenities on offer in Nunhead Village and Bellenden Road, and also close to the local landmark, Peckham Rye Common.

£1,600,000 Freehold

Gareth James – Nunhead office

020 7732 4330; garethjames.com

A family firm owned and run by Jeremy Comber, where care and professionalism still matter, offering his 31 years experience in the Blackheath, Greenwich and Lee areas



LIZBAN STREET

£635,000 FREEHOLD

A charming, early Victorian cottage with accommodation arranged over three floors, part of a beautifully preserved, wisteria covered terrace in the Rectory Fields conservation area, close to the Blackheath Royal Standard.



KIDBROOKE GROVE

£499,950 SHARE OF FREEHOLD

A very well presented two bedroom, two bathroom, garden floor flat with private entrance door and a garage, located in a quiet tree-lined cul-de-sac, just off the eastern edge of the Heath.



020 8318 9666

www.comberandco.co.uk



CATOR ESTATE

£995,000 FREEHOLD

In this highly sought after location on the private Cator Estate, a rarely available 'mews style' Span house facing the green on Pond Road, with three double bedrooms, two bathrooms, west-facing garden & garage.

RESIDENTIAL LETTINGS AND MANAGEMENT DEPARTMENT



VANBRUGH TERRACE

£2,200 PCM

A huge and very impressive two double bedroom first floor conversion, set in this exceptional Heath fronting location close to Blackheath Village and Greenwich Park.



CROOMS HILL

£2,500 PCM

A very spacious three double bedroom flat, situated in West Greenwich overlooking the Royal Park. Very large double reception, fitted kitchen and three double bedrooms.



Arbuthnot Road SE14

£1,350,000

A truly superb five bedroom Victorian terraced house located in the popular Telegraph Hill conservation area.

New Cross 020 7732 7777



Park House Farm DA4

£1,275,000

Stunning new build four bedroom, three bathroom bungalow with outstanding far reaching views of the surrounding countryside.

Blackheath 020 8858 2555



Little Heath SE7

£1,150,000

Large six bedroom Victorian semi detached property situated on the edge of Charlton Village, within close proximity of Charlton station and buses to North Greenwich.

Blackheath 020 8858 2555



Vesta Road SE4

£950,000

A superb three bedroom, three reception semi detached Victorian house located in the sought after Telegraph Hill conservation area with excellent transport links.

New Cross 020 7732 7777



Stanley Street SE8

£895,000

Unique and contemporary three bedroom house just a short walk from New Cross mainline station/Overground service yet tucked away in a secluded location.

New Cross 020 7732 7777



Murillo Road SE13

£795,000

Four bedroom terraced house located along a sought after road within easy reach of Lewisham and Hither Green station.

Lee 020 8318 2555

YOUR PROPERTY, OUR PRIORITY

Blackheath – 020 8858 2555 New Cross – 020 7732 7777 Lee – 020 8318 2555 Head Office – 020 8463 1555



Swallowfield Road SE7

£750,000

Beautifully presented four bedroom terraced house situated on this popular and quiet residential road within a quarter of the mile of Charlton station.

Blackheath 020 8858 2555



Craigerne Road SE3

£750,000

Beautifully refurbished four bedroom Edwardian end of terrace, situated in a sought after conservation area and is offered onto the market with no chain.

Blackheath 020 8858 2555



Vicars Hill SE13

£725,000

Circa 1930s three bedroom semi detached house located in the highly desirable Hilly Fields park area with excellent transport links and all local amenities.

New Cross 020 7732 7777



Kinveachy Gardens SE7

£685,000

Immaculately presented three double bedroom Edwardian terraced house with stunning rear views overlooking Maryon Wilson Park.

Blackheath 020 8858 2555

LETTINGS



Tizzard Grove SE3

£2,900 PCM

Fabulous and well appointed four story town house close to Kidbrooke station and overlooking David Lloyd leisure club.

Blackheath 020 8858 2555



Ommancey Road SE14

£1,750 PCM

Inclusive of all bills is this well presented two double bedroom flat in the Telegraph Hill area.

New Cross 020 7732 7777

YOUR PROPERTY, OUR PRIORITY

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A *FRESH* APPROACH TO ESTATE AGENCY



MUNDANIA ROAD SE22

£3,050,000



This gigantic double fronted home is on a corner plot on an affluent tree-lined street and not only provides seven double bedrooms, three vast receptions, a huge kitchen, three bathrooms, four off street parking spaces and side access to a further garage but is also all technologied up

with CAT5 cabling throughout and the most superb standard of fixtures and fittings too. Sprawling over 4000 square feet, the house is a growing family's dream in a well-connected location.

**Wooster
& Stock**



GLENGALL ROAD SE15

£1,475,000

Adjacent to Burgess Park is this wonderful Grade II listed semi-detached house, situated in a conservation area. Beautifully proportioned, with four/five bedrooms, three reception rooms, two bathrooms and an eat-in kitchen. The garden is about 90 foot long.



SHENLEY ROAD SE5

£1,250,000

Proudly standing along the smart Shenley Road, this tall Victorian treat has four bedrooms, two bathrooms, a cellar and a very swish workshop/office in the garden. Pair all of that with a tasteful interior and a fab garden and you're onto a winner.



CAMBERWELL GROVE SE5

£535,000

Dripping in style, generous proportions and period features, this magic one bedder will leave you excited. Find it on the first floor of a handsome period terrace about half way up the east side of the Grove. It has a fantastically large reception room featuring three beautifully, tall sash windows across its front and super high ceilings throughout.



BELLEDEN ROAD SE15

£750,000

Sitting within a three minute stroll of Peckham Rye station, this well presented modern house has three bedrooms, a bright reception, kitchen/diner, conservatory, a stunning loft room and private garden. Families will love the immediate area with renowned nurseries and primary schools within walking distance.

Overhill Road, Dulwich, SE22 0PQ

£795,000 Freehold



A beautifully refurbished and very well proportioned three bedroom semi-detached family house situated in the heart of East Dulwich. With a good sized reception to the front and with an open plan modern fitted kitchen/dining area with French doors leading to the garden at the rear. Upstairs accommodation offers three bedrooms, a study and contemporary family bathroom. Benefitting from off street parking and close to local schools there is good scope to extend the house subject to planning. Well located for either Honor Oak Park or Forest Hill BR Station (London Overground) and set within easy reach of Dulwich Park, and near to the bars restaurants and amenities of Lordship Lane.

Elsie Road, Dulwich, SE22 8DX

£2,000 PCM



PROPERTY IN
.com



Exceptional and ground breaking high quality new build flats setting new precedent for the Dulwich area. If you miss out this flat, there are no others in the area to equal the specification. With useful external bike room, oak flooring with underfloor heating, LED spotlights, granite worktops and communal garden. Two double bedrooms, modern bathroom, and open plan fitted kitchen and lounge with bay window to the front, there is a door leading to a private front section of garden. Set to the edge of Dulwich Village, East Dulwich and Peckham Rye's Bellenden Road area, all offering a wide selection of shops, cafés, bars and a range of night life. East and North Dulwich stations offer an 11 minute journey to London Bridge, or Peckham Rye BR Station (11/14 Minute journey to London Bridge, Victoria and Blackfriars). Unfurnished. 60.61 sq metres, (652 sq ft.)

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

info@propertyin.com • www.propertyin.com

Overhill Road, Dulwich, SE22 0PH

£580,000 Share of Freehold



A characterful two bedroomed period conversion with large mature 80ft garden and huge potential. Located on the ground floor of a pretty period terrace on a quiet residential road in East Dulwich. Offering a bright reception room to the front with stripped wooden floors and wooden doors separating the master bedroom. From the hall, steps lead down to the rear of the property and the kitchen breakfast room, shower bathroom and 2nd bedroom. French doors lead out onto a sunny terrace and the charming mature private garden with patio dining area, well established borders, herb garden and enviable viewings across London. The property also offers potential for further development (subject to usual planning consent). Close to the green spaces of the Horniman Museum and Peckham Rye and Dulwich Park's and within walking distance to Lordship Lane's many shops and bars. Forest Hill or Honor Oak BR. stations offer a 12 minute journey to London Bridge and are both on East London Line. 55.74 sq metres (600 sq ft).

Sydenham Road, Sydenham, SE26 5HF

Current rent: £13,500 Per Annum | Premium: £25,000



PROPERTY IN
.com

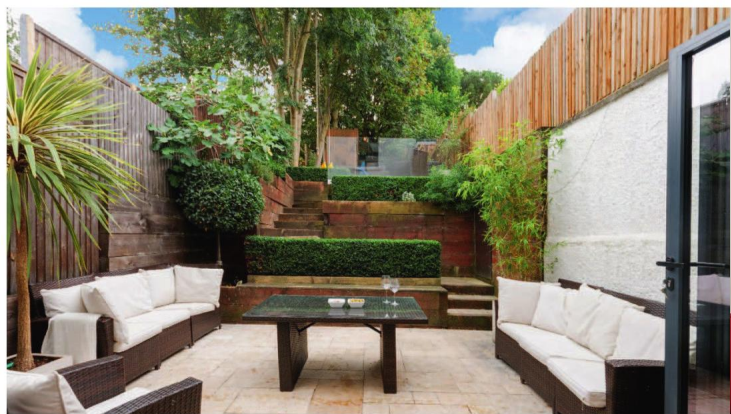


Shop with first floor store room. Rent is currently £13,500 per annum. £25k premium required. New Lease 10/15 years by negotiation. Currently used as hairdressers and beauty salon. Set within half a mile of Lower Sydenham and Sydenham Stations. London Bridge and Cannon Street is a 20 minute journey. Sydenham Station is also on the London Overground. We understand the business rates with relief £624 per year payable at this time. Viewing strictly by appointment please. 85 sq metres (920 sq ft.)

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

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HILLCOURT ROAD, EAST DULWICH, SE22

- 5 Bedrooms
- 2 Reception rooms
- 2 Bathrooms
- Landscaped garden
- Quiet location
- New fitted kitchen
- Near Goodrich school
- Fantastic family home

£3,250 per calendar month
£750 p/w + fees

For more information, call Albert Marques
020 8693 2277 or email info@truepennys.com



16 Lordship Lane
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SE22 8HN

www.truepennys.com



GLENGARRY ROAD, EAST DULWICH, SE22

- 5 Bedrooms
- 2 Reception rooms
- 2 Bathrooms
- Large kitchen breakfast room
- Sought after location
- Lots of natural light
- Fantastic state & independent schools

£1,250,000
Freehold

For more information, call Matthew Wedlake
020 8693 2277 or email info@truepennys.com



16 Lordship Lane
Dulwich
SE22 8HN

www.truepennys.com



KALLARS

— PROPERTY AGENTS —

Comerford Road, Brockley

£545,000

3 Beds 2 Baths 1 Recep

Beautifully looked after throughout, Kallars are delighted to offer this top floor, three double bedroom apartment with square footage to rival a house.



Cranfield Road, Brockley

£560,000

3 Beds 1 Bath 1 Recep

Rarely available three bedroom period conversion flat, perfectly located within the highly sought after Cranfield Road, based in the core of the Brockley Conservation area.



St Norbert Road, Brockley

£675,000

3 Beds 2 Baths 2 Receps

Kallars are delighted to offer this welcoming family home in a central Brockley location. This property is located on St Norbert Road, an extremely pleasant residential road which is close to the many amenities of Brockley.



Breakspears Road, Brockley

£1,500,000

5 bedroom house with 2 recp and 2 bathrooms

Kallars Property Agents are pleased to offer to the market, this exceptional home that has recently been modernised to an amazing standard; and is located on one of the most prestigious roads in the Brockley Conservation Area.





pickwick estates



OVERHILL ROAD, SE22

£1,450,000

A stunning double fronted end of terrace house Victorian family house. The house is over 2700 sq. ft. inside, with 6 large double bedrooms, 3 reception rooms, 2 bathrooms, off street parking, cellar and lots of lovely original features. It has been owned by the family for many years and has been lived, laughed and loved in, so would now benefit from the new owners coming in and decorating and updating it. Lordship Lane is nearby, with all its wonderful shops, bars and restaurants, as well as Forest Hill Road which has a great parade of shops etc. including Watson's General Telegraph. There are plenty of busses to central London, and the choice of East Dulwich, Peckham Rye, Honor Oak or Forest Hill stations nearby. Please call to arrange your appointment.

Dulwich Office 020 3397 1144



TEWKESBURY AVENUE, SE23

OIEO £850,000

Perched on top of Forest Hill offering stunning panoramic views of London is this stunning 4 bedroom, 1930s semi-detached family home, refurbished to a high standard with some original Art Deco features sympathetically restored. Also benefits from off street parking, garage, double glazing, cork flooring, side return access and an opportunity to extend over the garage! (Planning permission granted.) Raised from the road and offers well laid out accommodation comprising a double reception room, kitchen dining room, family bathroom and the loft recently converted to create a spacious master bedroom suite with en-suite shower room. The mature garden extends further on an upper level and includes a decked platform offering amazing views.

Honor Oak Park Office 020 3397 1166

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CENTRE

KIDBROOKE
VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

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19 MINUTES†

CANARY WHARF
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HEATHROW
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Call **020 3733 1162** to register your interest | www.royalarsenalriverside.co.uk

Computer generated image is indicative only. Information correct at time of going to press. *Approximate travel times for Crossrail taken from Royal Arsenal Woolwich. Source: www.crossrail.co.uk



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FOR SALE



Old Woolwich Road

£685,000

Greenwich, SE10

Newly on the market with Franklyn James, this charming, two bedroom, two storey early Victorian terraced house offers an abundance of character. The property was constructed between 1849 and 1851 and was originally known as Durham Terrace. The street was renamed Woolwich Old Road after Greenwich became part of London in the late 19th Century. This elegant house comprises lounge, dining room, spacious separate kitchen with French doors leading onto a lovely rear garden. The first floor features a delightful family bathroom and two bedrooms.

📍 | *Blackheath*
020 3370 2222

Old Woolwich Road is well placed for the wealth of local shops, bars and restaurants. Maze Hill railway station, which is only 0.3 miles away, provides regular services to London Bridge and Cannon Street. North Greenwich tube station (Jubilee Line) is a short bus ride away, as are Greenwich and Cutty Sark DLR stations which provide easy access to Canary Wharf. The Thames Clipper is also available for transport and the 188 bus will take you to Russell Square.

📍 | *Docklands*
020 7005 6080

📍 | *Limehouse*
020 7791 1777

📍 | *Bow*
020 8983 2930

📍 | *Blackheath*
020 3370 2222

FOR SALE



Bethell House

£695,000
Greenwich, SE10

A brand new, three bedroom duplex apartment in a luxury new development located just around the corner from Greenwich Park and a short walk from the markets, shops and restaurants of this charming urban village. The exterior of Bethell House is a combination of traditional and modern materials. London stock brickwork provides a respectful nod to the neighbourhood's period architecture, whilst contemporary touches provide appropriate accents of modern design. These are complemented by a signature high specification, including designer kitchens by Urban Myth, beautiful Italian bathrooms and engineered oak flooring.

📞 | **Blackheath**
020 3370 2222

LET AGREED



Greenfell Mansions

£2,500 pcm
Deptford, SE8

Stunning three bedroom fifth floor apartment with lift access set within a much sought-after development on the banks of the Thames within walking distance of Greenwich town centre, Greenwich railway station and Cutty Sark DLR station. The apartment comprises a bright and spacious living room and a modern fitted kitchen with granite work surfaces and integrated appliances. The master bedroom is generous in size and benefits from a built-in cupboard, en suite shower room and balcony access. There are two further double bedrooms, a large family bathroom, hallway storage and a large private decked balcony offering fantastic river views.

📞 | **Blackheath**
020 3370 2222



BLACKHEATH PARK, SE3

£1,875,000

On one of the most admired streets in Blackheath Village is this elegant GII listed Georgian home. Many original features remain, there are 4 bedrooms, a basement kitchen, dining room, double reception, bathroom, shower room and 92ft rear garden. Outstanding schools, trains, restaurants and boutiques are all at an arm's stretch.

For sales call Felicity, Stacy, Elaine or Wallace

"Matching people to homes....honestly!"

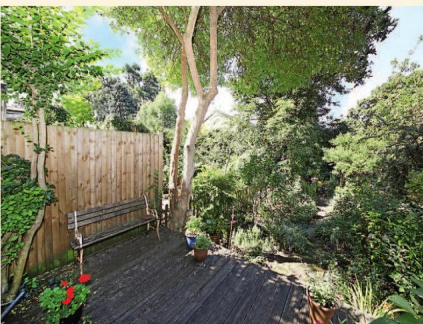
020 8299 3021 | roybrooks.co.uk



MUSGROVE ROAD, SE14

£1,350,000

Sharp-looking 2,500sqft house with an awesome interior; 4/5 bedrooms, reception, dining room, kitchen/breakfast, bathroom, shower room and a huge basement family room. Find it around the corner from Haberdashers' Aske's, zone 2 trains/London Overground services at New Cross Gate, Sainsbury's and various bars, gastro pubs and cafés.



ROKEBY ROAD, SE4

£865,000

Charismatic Victorian 3-storey house with 3 double bedrooms, a basement kitchen/diner; 60ft garden, period features, working fire and interchangeable layout. Find it in Brockley Conservation Area, close to great schools and superb transport links (train, London Overground and DLR). Equally near New Cross and Brockley centres and close to Deptford, Greenwich and Blackheath.

For lettings call Kelly, Jubell or Peter

27 Dulwich Village • London • SE21 7BN • 020 8693 4321

MOUNT GARDENS SE26

OIEO £2,000,000

Owners' Agents

A very handsome detached Victorian family house with spacious and well proportioned rooms. The kitchen has been recently refurbished and is fitted to a very high standard. With a GIA of 3,611 sq ft (335.5 sq m), the accommodation benefits from 5 bedrooms, 2 bathrooms, shower room/WC, very attractive reception entrance hall, dining room, reception room, kitchen/breakfast room, 2 studies, utility room, garage, off street parking and garden. The nearest station is Forest Hill. EPC Rating (E)



ALLEYN PARK SE21

£1,900,000

Sole Agents

Very charming Edwardian semi-detached family house in this much sought after residential road in West Dulwich with a superb view over Dulwich College to the front and a west facing rear garden (104 x 30 ft). The house is exceptionally well located for all amenities of Dulwich including schools and has kept various original features. The GIA is approximately 2,066 sq ft (191.9 sq m). There are 5 bedrooms, bathroom, shower room/WC, kitchen and breakfast room, 2 reception rooms, storage and off street parking. EPC Rating (E)



MOUNT GARDENS SE26

£1,595,000

Sole Agents

Attractive weather boarded Georgian cottage c.1812-1820 locally listed and in a conservation area. Situated in a quiet cul-de-sac close to Sydenham Hill and well located for all amenities of the area and schools both in Sydenham and Dulwich. The property is detached with gardens on three sides, a driveway, garage and a car port and has a gross internal area of 2,196 sq ft (204 sq m). There are 4 bedrooms, 3 bathrooms, drawing room, sitting room, dining room, playroom, study, kitchen/breakfast room, WC/utility room. EPC Rating (E)



See all our properties at  [OnTheMarket.com](https://www.onthemarket.com)

27 Dulwich Village • London • SE21 7BN • 020 8693 4321



CALTON AVENUE SE21

£2,850,000

Sole Agents

An Edwardian family house close to the centre of Dulwich Village and superbly well located for the local schools. The property has spacious and well proportioned accommodation arranged over three floors with a GIA of 2,716 sq ft (252.3 sq m). There are 6 bedrooms, 2 bathrooms, (1 ensuite), shower room/WC, 2 separate WCs, dining room, reception room, breakfast room, kitchen, conservatory, roof terrace with open views overlooking the west facing garden 132' x 279' and off street parking. Early viewing is highly recommended. EPC Rating (E)



DANECROFT ROAD SE24

£1,325,000

Sole Agents

A charming well presented Edwardian terrace house retaining much period character and beautifully preserved original features including the stained glass door, tessellated tiled floor throughout and all the fireplaces, including notably, the range in the breakfast room. The property with a GIA of 1,611 sq ft (150 sq m) benefits from 3 bedrooms, bathroom, 2 separate WCs, reception room, dining room, breakfast room, kitchen, store, decked terrace and south west rear garden with open views to the side. EPC Rating (E)



WOODSYRE SE26

£1,200,000

Sole Agents

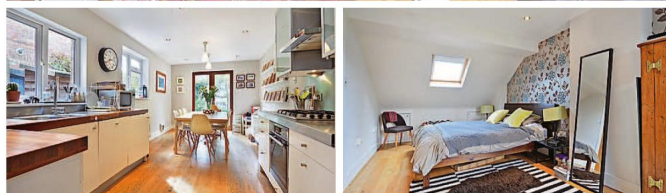
Rarely available 5 bedroom 60s Town House with stunning views designed by the well known Dulwich Estate architect, Russel Vernon. Fabulous location close to Sydenham Hill Woods Conservation Area. With a GIA of 2,366 sq ft (220 sq m) the accommodation is arranged over four floors including 5 bedrooms, 2 bathrooms, shower room/WC, separate WC, utility room, 2 reception rooms, kitchen/family room, garden 40' x 20' (12 m x 6 m), balcony, garage and off street parking. EPC Rating (D)

See all our properties at  OnTheMarket.com



CHOUVERT ROAD, SE15 £1,750,000

This stunning and carefully designed, five bedroom semi-detached house is arranged over four floors and offers a huge amount of character and charm throughout. Its current owners have not held back with regards to completely refurbishing from top to bottom.



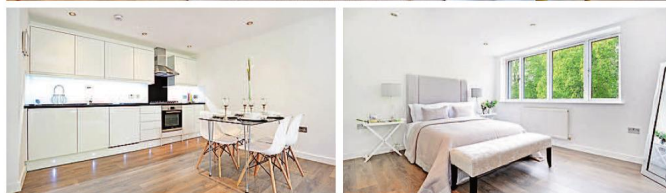
COPLESTON ROAD, SE15 £1,200,000

A beautifully presented, five bedroom Victorian house, situated on a tree lined residential road, on the East Dulwich / Peckham Rye borders. The house offers a large amount of living space with lots of hidden storage areas throughout. Downstairs, it has a contemporary styled double reception and modern kitchen-diner with doors out onto a sunny garden.



RUSSELL HOUSE, SE22 £615,000 TO £675,000

A beautiful first floor two double bedroom brand new apartment situated in the heart of East Dulwich on Lordship Lane, due for completion in the summer of 2016. The apartment offers a substantial living space with a stunning open plan kitchen/reception room, family bathroom and two very good sized double bedrooms one of which has an en-suite shower room.



EAST DULWICH ROAD, SE22 £425,000 TO £450,000

A newly developed one bedroom second floor modern flat, set within an impressive building in the centre of East Dulwich opposite Goose Green Park. The property offers a large open plan kitchen-reception with up to date modern integrated appliances and granite work surfaces, good double bedroom and a modern shower room.

DULWICH | 020 8299 2722

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GROVE HILL ROAD, SE5 £3,400 PCM

A wonderful four bedroom Victorian house situated in Camberwell. The house comprises of four bedrooms, two receptions, kitchen, two bathrooms and a private garden. The property is perfectly situated to benefit from easy access into East Dulwich, Camberwell and Peckham Rye.

ST FRANCIS ROAD, SE22 £2,600 PCM

A beautifully refurbished and very well proportioned three bedroom, Victorian terrace house situated on the quiet no-through St Francis Road. The property benefits from a large modern eat-in kitchen-diner, double reception room with doors leading out onto a private garden to rear. Upstairs are three bedrooms and a modern bathroom.



THERAPIA ROAD, SE22 £1,350 PCM

Fantastic large one bedroom first floor flat with access to a big communal garden. The flat offers loads of light being on the first floor with a supersized reception room, good double bedroom, modern bathroom and kitchen and communal garden. Excellent location for transport links to central London and local pubs, restaurants and shops.

SILVESTER ROAD, SE22 £1,200 PCM

This beautiful first floor split level, one bedroom flat is situated in the heart of East Dulwich. The flat is extremely well presented throughout and offers a modern kitchen, well sized reception, modern bathroom and a double bedroom. Easy access to the open spaces of Peckham Rye and Dulwich Park and transport links to Central London via East Dulwich station.

DULWICH | 020 8299 2722

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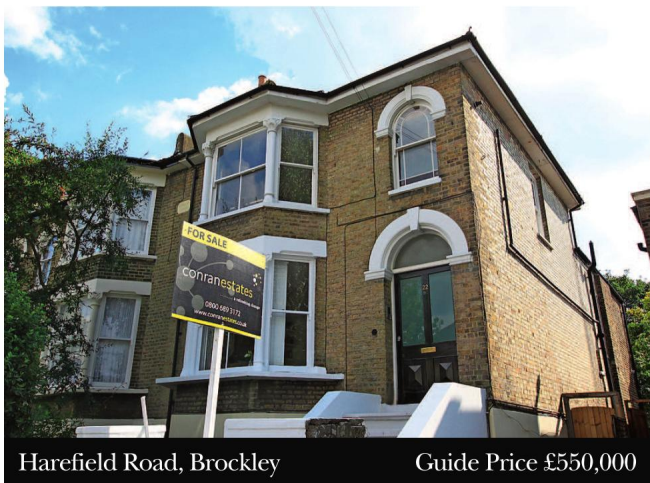
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Harefield Road, Brockley

Guide Price £550,000

- Beautifully Presented Two Bedroom Apartment
- High Ceilings And Share Of Freehold
- Brockley Conservation Area
- Private Section Of South Facing Garden
- 200 Metres To Zone 2 Overground Station



Malpas Road, Brockley

Guide Price £800,000 - £850,000

- Full Of Character Four Bedroom Period House
- Refurbished & Reconfigured In 2014
- Stunning 20' Kitchen / Diner
- 40' West Facing Garden
- 200 Metres To Zone 2 Overground Station



Kilmore Road, Forest Hill

Guide Price £500,000

- Three Bedroom First Floor Maisonette
- 16' Dual Aspect Kitchen / Diner
- Period Features And High Ceilings
- Private West Facing Garden
- Popular Kilmore Primary School Nearby



Francemary Road, Brockley

Guide Price £775,000

- Unique Four Bedroom End Of Terrace House
- Includes Self Contained Annexe
- Detached Garage To The Side
- Wide Irregular Shape Plot
- Ladywell Village Is Found Nearby



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Simon Hughes
Managing Director

Landlords Prepared?

There's not a day that passes without speculation about one thing or another in the rental market. Only today I saw two separate headlines appear in my inbox highlighting big fines handed out to landlords for various breaches!

Whilst there are some landlords who don't take their duties seriously, I find the majority do care and are honourable landlords.

But unless you are a professional landlord it is difficult to keep up with so much legislation. 2015 brought us many changes and looking forward there is much more ahead. Don't get me wrong, with "generation rent" ahead I can understand why the government are keen to improve standards.

At the Conservative Party Conference they were looking to make the 'Right to Rent' legislation a criminal act, meaning mistakes deemed as negligence could put you somewhere you would rather not be! With immigration being high on the agenda, the authorities are placing part responsibility on us landlords.

More legislation which needs meticulous planning is the Minimum Energy Efficiency Standards concerning EPCs. From 1st April 2018 if your EPC rating is below an 'E' then it would be illegal to take on a new tenancy or renew an existing one!

I could honestly write for hours about this subject but fear I could put you to sleep! However, if any landlord is concerned and needs advice then we are pleased to assist so feel free to make contact. We really do know what we're talking about!



Kitto Road, Telegraph Hill

£1,500 PCM

- Two Double Bedroom Top Floor Apartment
- 16' Lounge With Views Over Telegraph Hill Park
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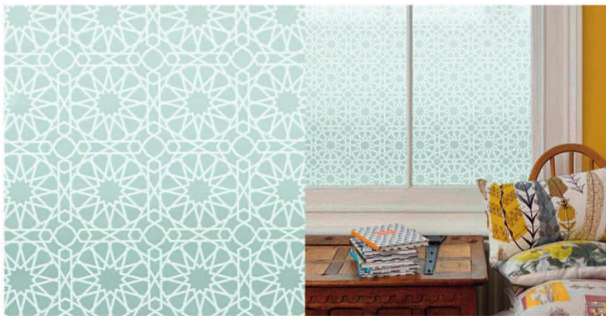
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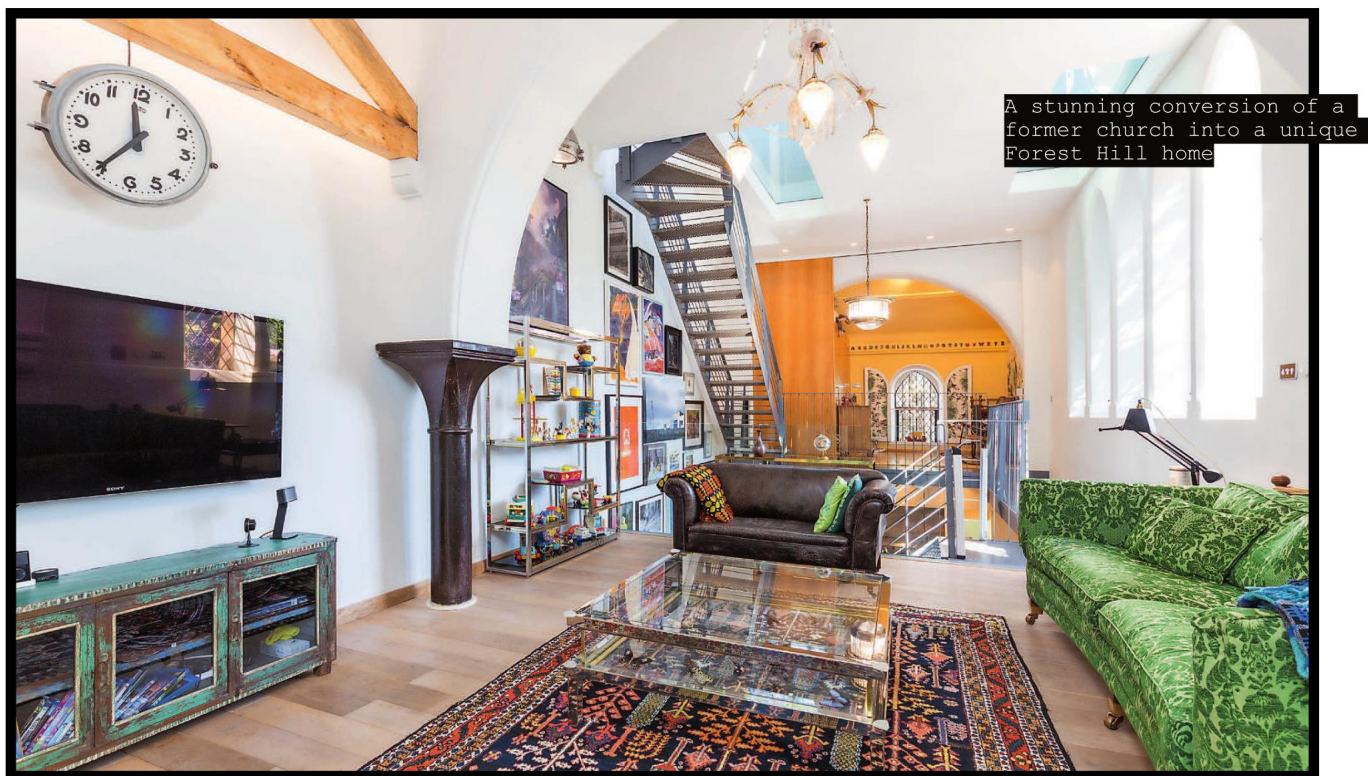
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MY MONTH

Paul Humphreys of Knight Frank Dulwich Village on downsizing and extraordinary properties



What has been the most challenging aspect of your month?

Late August to mid-October is typically a very busy time of year for us. Once the children go back to school, the focus turns to property and many

people seek our advice about bringing their property to the market. However, it is important to make sure that properties are ready to be formally launched and to make sure all the paperwork is in order, so that no time is lost. Anti-money laundering regulations are now very strict and many clients are surprised by the amount of checks we have to do.

Describe an exceptional property that has come on to the market...

St Paul's Conversion on Taymount Rise in Forest Hill is a unique property and is attracting a great amount of attention. This former church has been converted in a very effective way, but the current owners

have gone even further with their stylish presentation of such an unusual space. The bell tower even contains a very private study, still complete with bell!

What has been your personal highlight?

Bell House on College Road, one of the most iconic buildings in Dulwich, completed this month. The property was an exceptional listed family home with separate lodge, set in grounds of just under two acres. It had been a family house for over 20 years, and before that had been the boarding house for boys of Dulwich College.

What are you most looking forward?

We will be launching some excellent smaller houses in and around Dulwich. Many of our clients are struggling with the desire to downsize from larger properties, but understandably don't want to leave the area where they have lived for many years. There is a distinct lack of two storey houses with gardens and parking, so we hope that these will prove popular.



Describe what has been your favourite local lunch spot...

Franklins on Lordship Lane is always a favourite for a slightly smarter lunch with clients. The menu is fresh and imaginative and changes regularly, and there's also the farm shop next door. It's great to see central London establishments such as Meatliquor venturing further out as well and the team are very excited to visit the new East Dulwich branch.

Paul Humphreys is Office Head of Knight Frank Dulwich Village, 1c Calton Avenue SE21 7DE; 020 3463 0408; knightfrank.co.uk

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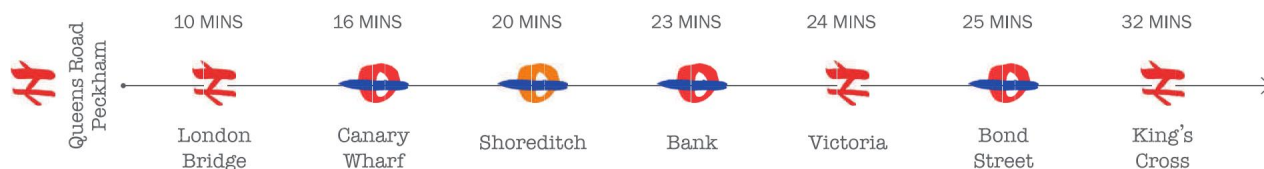
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Guide price: £1,495,000

Holmdene Avenue, North Dulwich SE24

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